

# COMMITTEE OF ADJUSTMENT RESULTS



**Location: COUNCIL CHAMBER**  
**Hearing: NOVEMBER 7, 2019 AT 1:30 P.M.**

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

## NEW APPLICATIONS - (CONSENT)

B-066/19 A-422/19 A-423/19	2704188 ONTARIO LTD	1035 ALEXANDRA AVE	1	Approved (AC)
B-067/19	2691034 ONTARIO INC	1135, 1137 & 1145 FEWSTER DR	3	Approved (AC)

## DEFERRED APPLICATIONS - (CONSENT)

B-043/19 A-303/19 A-304/19	2688616 ONTARIO INC.	376 REVUS AVE	1	D (Jan 30)
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## NEW APPLICATIONS - (MINOR VARIANCE)

A-419/19	REHANA, ANIS, & SHAZIA ZUBERI	3492 OAKGLADE CRES	6	Approved (AC, ACP)
A-420/19	ANGELINE SHERIFF	486 MEADOW WOOD RD	2	Approved
A-421/19	MIROSLAWA KOT & MYKOLA PONOMARENKO	4269 GOLDEN ORCHARD DR	3	D (Feb 27)
A-424/19	HAZELTON DEVELOPMENT CORP	4064, 4070 & 4078 DIXIE RD	3	Approved (AA)
A-426/19	MORGUARD CORPORATION & MCC ONTARIO LIMITED	55 CITY CENTRE DR	4	Approved (AA)

## DEFERRED APPLICATIONS - (MINOR VARIANCE)

A-301/19	MAYA ASSETS CORP	7315 TORBRAM RD	5	Approved
A-369/19	ALFRED SHLLAKU	4108 MARTLEN CRES	8	Approved (AA)



## MISSISSAUGA

File: "B" 66/19  
WARD 1

Decision of the Mississauga Committee of Adjustment under  
Section 53 of The Planning Act R.S.O. 1990, C.P.13, as amended.  
Application for the property located at **1035 ALEXANDRA AVENUE**.

Date of Hearing on Thursday November 7, 2019

Date Decision Signed by the Committee November 14, 2019

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:35p.m.

### **APPLICATION DETAILS**

The applicant requests the approval of the Committee to sever a parcel of land for the creation of a new lot. The proposed lot has a frontage of approximately 9.76m (32.02ft) and an area of approximately 366.80sq.m (3,948.33sq.ft).

C. Gavsie, 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 30, 2019)
- City of Mississauga, Transportation and Works Department (dated October 25, 2019)
- City of Mississauga, Community Services Department, Park Planning (dated October 25, 2019)
- Region of Peel (dated October 28, 2019)
- Bell Canada, Right-of-Way (dated October 22, 2019)

### **CORRESPONDENCE & DISCUSSION**

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

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.

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: S. Patrizio      SECONDED BY: J. Page      CARRIED

The Decision of the Committee is:

**APPLICATION APPROVED ON CONDITIONS AS STATED IN APPENDIX A:**

The applicant requests the approval of the Committee to sever a parcel of land for the creation of a new lot. The proposed lot has a frontage of approximately 9.76m and an area of approximately 366.80sq.m.

Committee Decision dated at the City of Mississauga on November 14, 2019.

<u>"S. PATRIZIO"</u> S. PATRIZIO	<u>"D. GEORGE"</u> D. GEORGE (VICE CHAIR)
<u>"W. SHAHRUKH"</u> W. SHAHRUKH	<b>ABSENT</b> 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 14, 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](mailto:Committee.Adjustment@mississauga.ca)

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

Date of Mailing: November 18, 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 8, 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 18, 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"422/19 & "A"423/19)
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 25, 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 25, 2019.

### Lot Creation

- a. The variance application approved under File(s) A422/19 & A423/19 must be finalized.

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

**TO:** S. Kenney, Secretary Treasurer  
Committee of Adjustment

**FROM:** D. Martin  
Transportation and Works

**DATE:** October 25, 2019

**RE:** **Applicant:** 2704188 Ontario Ltd.  
**Date of Hearing:** November 7, 2019  
**Address:** 1035 Alexandra Ave.  
**Our File:** 'B' 66/19 Ward 1 (Z-6)

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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](mailto: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 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.

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

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 site is the existing 525mm dia. storm sewer on Alexandra Ave.

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

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

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

DATE: October 25, 2019

FILE: "B" 66/19

SUBJECT: CONSENT APPLICATION  
1035 ALEXANDRA AVENUE  
2704188 ONTARIO LTD  
WARD 1

NOVEMBER 7, 2019 PUBLIC HEARING OF THE COMMITTEE OF ADJUSTMENT

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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 \$1,148.00 for planting of two (2) street trees on Alexandra 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 By-laws.

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 for the property located at **1035 ALEXANDRA AVENUE**.  
Date of Hearing on Thursday November 7, 2019  
Date Decision Signed by the Committee November 14, 2019

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:35p.m.

### **APPLICATION DETAILS**

The applicant requests the Committee to approve a minor variance to allow the creation of a new lot, being the Retained Lands of file B66/19, proposing:

1. A lot area of 366.8sq.m (approx. 3,948.33sq.ft) whereas By-law 0225-2007, as amended, requires a minimum lot area of 550.0sq.m (approx. 5,920.34sq.ft) in this instance; and
2. A lot frontage of 9.76m (approx. 32.02ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m (approx. 49.21ft) in this instance.

C. Gavsie, 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 30, 2019)
- City of Mississauga, Transportation and Works Department (dated November 7, 2019)
- Region of Peel (dated October 28, 2019)

### **CORRESPONDENCE & DISCUSSION**

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

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

### **DECISION**

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



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

MOVED BY: S. Patrizio      SECONDED BY: J. Page      CARRIED

The Decision of the Committee is:

**APPLICATION APPROVED SUBJECT TO CONDITIONS:**

To allow the creation of a new lot, being the Retained Lands of file B66/19, proposing:

1. A lot area of 366.8sq.m whereas By-law 0225-2007, as amended, requires a minimum lot area of 550.0sq.m in this instance; and
2. A lot frontage of 9.76m whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m in this instance.

**CONDITION(S):**

1. This application shall lapse in the event that the parcel of land created under file B66/19 is not registered/created at the Land Registry Office.

Committee Decision dated at the City of Mississauga on November 14, 2019.

<u>"S. PATRIZIO"</u> S. PATRIZIO	<u>"D. GEORGE"</u> D. GEORGE (VICE CHAIR)
<u>"W. SHAHRUKH"</u> W. SHAHRUKH	<b>ABSENT</b> 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 14, 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 **December 4, 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 for the property located at **1035 ALEXANDRA AVENUE.**

Date of Hearing on Thursday November 7, 2019  
Date Decision Signed by the Committee November 14, 2019

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:35p.m.

### **APPLICATION DETAILS**

The applicant requests the Committee to approve a minor variance to allow the creation of a new lot, being the Severed Lands of file B66/19, proposing:

1. A lot area of 366.8sq.m (approx. 3,948.33sq.ft) whereas By-law 0225-2007, as amended, requires a minimum lot area of 550.0sq.m (approx. 5,920.34sq.ft) in this instance; and
2. A lot frontage of 9.76m (approx. 32.02ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m (approx. 49.21ft) in this instance.

C. Gavsie, 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 30, 2019)
- City of Mississauga, Transportation and Works Department (dated November 7, 2019)
- Region of Peel (dated October 28, 2019)

### **CORRESPONDENCE & DISCUSSION**

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

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

### **DECISION**

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

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

MOVED BY: S. Patrizio      SECONDED BY: J. Page      CARRIED

The Decision of the Committee is:

**APPLICATION APPROVED SUBJECT TO CONDITIONS:**

To allow the creation of a new lot, being the Severed Lands of file B66/19, proposing:

1. A lot area of 366.8sq.m whereas By-law 0225-2007, as amended, requires a minimum lot area of 550.0sq.m in this instance; and
2. A lot frontage of 9.76m whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m in this instance.

**CONDITION(S):**

1. This application shall lapse in the event that the parcel of land created under file B66/19 is not registered/created at the Land Registry Office.

Committee Decision dated at the City of Mississauga on November 14, 2019.

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

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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 **December 4, 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 for the property located at **1135, 1137 & 1145 FEWSTER DRIVE**.  
Date of Hearing on Thursday November 7, 2019  
Date Decision Signed by the Committee November 14, 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 1:38p.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 30.62m (100.46ft) and an area of approximately 2,630.46sq.m (28,314.04sq.ft).

M. Starr, 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 31, 2019)
- City of Mississauga, Transportation and Works Department (dated October 25, 2019)
- Region of Peel (dated October 28, 2019)

### **CORRESPONDENCE & DISCUSSION**

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

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.

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:**

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 30.62m and an area of approximately 2,630.46sq.m.

Committee Decision dated at the City of Mississauga on November 14, 2019.

<u>"S. PATRIZIO"</u> S. PATRIZIO	<u>"D. GEORGE"</u> D. GEORGE (VICE CHAIR)
<u>"W. SHAHRUKH"</u> W. SHAHRUKH	<b>ABSENT</b> 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 14, 2019.

"S. KENNEY"

SEAN KENNEY - SECRETARY-  
TREASURER

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

Date of Mailing: November 18, 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 8, 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 18, 2020.

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

Appendix A – Conditions of Provisional Consent

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.

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 for the property located at **3492 OAKGLADE CRESCENT**.  
Date of Hearing on Thursday November 7, 2019  
Date Decision Signed by the Committee November 14, 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 1:42p.m.

### **APPLICATION DETAILS**

The applicant requests the Committee to approve a minor variance to permit a widened driveway proposing a driveway width of 8.07m (approx. 26.48ft) whereas By-law 0225-2207, as amended, permits a maximum driveway width of 5.20m (approx. 17.06ft) in this instance.

R. Zuberi, co-owner of the property, attended and presented evidence and comment in support of the application. She presented a slightly modified plan indicating a different configuration of greenspace on the corner.

### **COMMENTS**

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated October 31, 2019)
- City of Mississauga, Transportation and Works Department (dated November 7, 2019)
- Region of Peel (dated October 28, 2019)

### **CORRESPONDENCE & DISCUSSION**

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

Committee asked questions of the co-owner who appeared before the Committee regarding the proposed green space and the parking requirements of the dwelling. Questions were also raised about the grade difference abutting the sidewalk.

### **DECISION**

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

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

MOVED BY: S. Patrizio      SECONDED BY: D. Cook      CARRIED

The Decision of the Committee is:

**APPLICATION APPROVED SUBJECT TO CONDITIONS:**

To permit a widened driveway proposing a driveway width of 8.07m whereas By-law 0225-2207, as amended, permits a maximum driveway width of 5.20m in this instance.

**CONDITION(S):**

1. Construction related to this variance shall be in accordance with the red-lined plan approved by the Committee. Area A1 may be enlarged with approval of Transportation & Works staff.
2. If a barrier is required by the Ontario Building Code the barrier shall replace the fence in the indicated area.

Committee Decision dated at the City of Mississauga on November 14, 2019.

<u>"S. PATRIZIO"</u> S. PATRIZIO	<u>"D. GEORGE"</u> D. GEORGE (VICE CHAIR)
<u>"W. SHAHRUKH"</u> W. SHAHRUKH	<b>ABSENT</b> 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 14, 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 **December 4, 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 for the property located at **486 MEADOW WOOD ROAD**.  
Date of Hearing on Thursday November 7, 2019  
Date Decision Signed by the Committee November 14, 2019

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:59p.m.

### **APPLICATION DETAILS**

The applicant requests the Committee to approve a minor variance to allow an addition on the subject property proposing:

1. A gross floor area of 468.93sq.m (approx. 5,047.52sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 441.40sq.m (approx. 4,751.20sq.ft) in this instance; and
2. A dwelling depth of 21.84m (approx. 71.65ft.) whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00m (approx. 65.62ft) in this instance.

K. Van Keulen, 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 30, 2019)
- City of Mississauga, Transportation and Works Department (dated November 7, 2019)
- Region of Peel (dated October 28, 2019)

### **CORRESPONDENCE & DISCUSSION**

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from one area resident expressing objections to 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 1 written submission. They have also considered all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and the majority of the members have determined that the application is minor in nature, desirable for the appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law and the Official Plan are maintained.

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

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

The Decision of the Committee is:

**APPLICATION APPROVED:**

To allow an addition on the subject property proposing:

1. A gross floor area of 468.93sq.m whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 441.40sq.m in this instance; and
2. A dwelling depth of 21.84m whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00m in this instance.

Committee Decision dated at the City of Mississauga on November 14, 2019.

<u>"S. PATRIZIO"</u> S. PATRIZIO	<u>"D. GEORGE"</u> D. GEORGE (VICE CHAIR)
<u>"W. SHAHRUKH"</u> W. SHAHRUKH	<b>ABSENT</b> 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 14, 2019.

"S. KENNEY"

SEAN KENNEY - SECRETARY-  
TREASURER

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or email

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

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **December 4, 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 for the property located at **4064, 4070 & 4078 DIXIE ROAD.**

Date of Hearing on Thursday November 7, 2019  
Date Decision Signed by the Committee November 14, 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 2:08p.m.

### **APPLICATION DETAILS**

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

1. A landscaped buffer of 1.00m (approx. 3.28ft) whereas By-law 0225-2007, as amended, requires a minimum landscaped buffer of 3.00m (approx. 9.84ft) in this instance;
2. A landscaped area at grade of 32% of the lot area whereas By-law 0225-2007, as amended, requires a minimum landscaped area at grade of 35% of the lot area in this instance;
3. A outdoor amenity area of 218.00sq.m (approx. 2,346.60sq.ft) whereas By-law 0225-2007, as amended, requires a minimum outdoor amenity area of 220.00sq.m (approx. 2,368.13sq.ft) in this instance;
4. Amenity space provided at a rate of 4.4sq.m (approx. 47.36sq.ft) per unit whereas By-law 0225-2007, as amended, requires amenity space to be provided at a minimum rate of 5.6sq.m (approx. 60.27sq.ft) per unit in this instance; and
5. An intermediary loft level of 92% of the unit area whereas By-law 0225-2007, as amended, does not permit an intermediary loft level in this instance.

J. Pierdon, 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 31, 2019)
- City of Mississauga, Transportation and Works Department (dated November 7, 2019)
- Region of Peel (dated October 28, 2019)

### **CORRESPONDENCE & DISCUSSION**

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

Committee asked questions of the agent who appeared before the Committee regarding the loft units.

## **DECISION**

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

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



MISSISSAUGA

File: "A" 424/19  
WARD 3

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

MOVED BY: S. Patrizio      SECONDED BY: J. Kwast      CARRIED

The Decision of the Committee is:

**APPLICATION APPROVED AS AMENDED:**

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

1. A minimum depth of a landscape buffer abutting a residential zone (south lot line) of 1.00m whereas By-law 0225-2007, as amended, requires a minimum landscape buffer of 3.00m in this instance;
2. A landscaped area at grade of 32% of the lot area whereas By-law 0225-2007, as amended, requires a minimum landscaped area at grade of 35% of the lot area in this instance;
3. A minimum outdoor amenity area at grade of 218.00sq.m whereas By-law 0225-2007, as amended, requires a minimum outdoor amenity area at grade of 220.00sq.m in this instance;
4. Amenity space provided at a rate of 4.4sq.m per unit whereas By-law 0225-2007, as amended, requires amenity space to be provided at a minimum rate of 5.6sq.m per unit in this instance; and
5. Ground floor units with lofts not exceeding a maximum of 92% of a unit's individual FGA to be considered one storey whereas By-law 0225-2007, as amended, does not permit ground floor units in this instance.

Committee Decision dated at the City of Mississauga on November 14, 2019.

<u>"S. PATRIZIO"</u> S. PATRIZIO	<u>"D. GEORGE"</u> D. GEORGE (VICE CHAIR)
<u>"W. SHAHRUKH"</u> W. SHAHRUKH	<b>ABSENT</b> 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 14, 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 **December 4, 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 for the property located at **55 CITY CENTRE DRIVE**.  
Date of Hearing on Thursday November 7, 2019  
Date Decision Signed by the Committee November 14, 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 2:13p.m.

### **APPLICATION DETAILS**

The applicant requests the Committee to approve a minor variance to permit the expansion of the existing canopy and the addition of a new canopy above the restaurant entrance whereas By-law 0225-2007, as amended, does not permit exterior alterations to the existing building when an H-Holding zone provision is established on the subject property in this instance.

B. Eddie, 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 31, 2019)
- City of Mississauga, Transportation and Works Department (dated November 7, 2019)
- Region of Peel (dated October 28, 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.

Amended wording for the variance was provided by the Secretary-Treasurer to the Committee after consultation with City staff.

### **DECISION**

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

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

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

MOVED BY: J. Page                      SECONDED BY: S. Patrizio                      CARRIED

The Decision of the Committee is:

**APPLICATION APPROVED AS AMENDED:**

To allow two canopies on the subject property, one being a new canopy above the main entrance and an expansion of an existing canopy.

Committee Decision dated at the City of Mississauga on November 14, 2019.

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

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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 **December 4, 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 for the property located at **7315 TORBRAM ROAD**.

Date of Hearing on Thursday November 7, 2019  
Date Decision Signed by the Committee November 14, 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 2:18p.m.

### **APPLICATION DETAILS**

The applicant requests the Committee to approve a minor variance to allow the operation of a motor vehicle repair facility - commercial motor vehicle, motor vehicle body repair facility - commercial and motor vehicle body repair facility whereas By-law 0225-2007, as amended, does not permit such uses in this instance.

T. Bianchi, agent, attended and presented evidence and comment in support of the application.

### **BACKGROUND**

On July 25, 2019, T. Bianchi, agent, attended and requested to defer the application to address staff concerns.

The Committee consented to the request and deferred the application to the November 7<sup>th</sup>, 2019 hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated July 15, 2019)
- City of Mississauga, Transportation and Works Department (dated July 12, 2019)
- Region of Peel (dated July 16, 2019)

### **COMMENTS**

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated October 31, 2019)
- City of Mississauga, Transportation and Works Department (dated November 7, 2019)
- Region of Peel (dated October 28, 2019)



## **CORRESPONDENCE & DISCUSSION**

The Secretary – Treasurer noted the comments received from:

- A memorandum was received from Ward Councillor Parrish expressing support for the subject application. She requested the Committee to approve the subject application.
- Correspondence was received from one area property owner expressing an interest in the subject application.
- A petition of support was submitted through the agent signed by 13 area businesses.

Committee asked questions of the agent who appeared before the Committee regarding the nature and scale of the business. B. Singh, owner of the business, indicated how the business currently operated and what would change.

Committee asked questions of staff regarding the definition of accessory uses and their maximum size.

## **DECISION**

Committee has taken into consideration, on balance, any and all submissions made before its decision including 2 written submissions and 1 petition. They have also considered all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and the majority of the members have determined that the application is minor in nature, desirable for the appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law and the Official Plan are maintained.

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

MOVED BY: S. Patrizio      SECONDED BY: J. Page      CARRIED

The Decision of the Committee is:

**APPLICATION APPROVED:**

To allow the operation of a motor vehicle repair facility - commercial motor vehicle, motor vehicle body repair facility - commercial and motor vehicle body repair facility whereas By-law 0225-2007, as amended, does not permit such uses in this instance.

Committee Decision dated at the City of Mississauga on November 14, 2019.

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

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This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **December 4, 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 for the property located at **4108 MARTLEN CRESCENT**.

Date of Hearing on Thursday November 7, 2019  
Date Decision Signed by the Committee November 14, 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 2:32p.m.

### **APPLICATION DETAILS**

The applicant requests the Committee to approve a minor variance to allow a garage parking space to exist proposing:

1. A rectangular area for parking measured from the inside face/walls of 2.83m x 5.02m (approx. 9.28ft x 16.46ft) whereas By-law 0225-2207, as amended, requires a minimum rectangular area for parking measured from the inside face/walls of 2.75m x 6.0m (approx. 9.02ft x 19.69ft) in this instance; and
2. A minimum unobstructed area for parking of 2.83m x 4.83m x 3.10m (approx. 9.28ft x 15.83ft x 10.17ft) whereas By-law 0225-2007, as amended, requires a minimum unobstructed area for parking of 2.75m x 5.20m x 2.00m (approx. 9.02ft x 17.06ft x 6.56ft) in this instance.

P. Shllaku, agent, attended and presented evidence and comment in support of the application.

### **BACKGROUND**

On September 19, 2019, Committee unilaterally agreed to defer the application at the request of Councillor Mahoney.

Committee deferred the application to the November 7<sup>th</sup>, 2019 hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated September 9, 2019)
- City of Mississauga, Transportation and Works Department (dated September 6, 2019)
- Region of Peel (dated September 3, 2019)
- A letter was received from Ward Councillor Mahoney
- 7 letters of objection were received from area residents

### **COMMENTS**

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated October 30, 2019)
- City of Mississauga, Transportation and Works Department (dated November 7, 2019)
- Region of Peel (dated October 28, 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**

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 8 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: S. Patrizio      SECONDED BY: J. Kwast      CARRIED

The Decision of the Committee is:

**APPLICATION APPROVED AS AMENDED:**

To allow a garage parking space to exist proposing:

1. A rectangular area for parking measured from the inside face/walls of 2.83m x 4.83m whereas By-law 0225-2207, as amended, requires a minimum rectangular area for parking measured from the inside face/walls of 2.75m x 6.0m in this instance; and
2. A minimum unobstructed area for parking of 2.83m x 4.83m x 3.10m whereas By-law 0225-2007, as amended, requires a minimum unobstructed area for parking of 2.75m x 5.20m x 2.00m in this instance.

Committee Decision dated at the City of Mississauga on November 14, 2019.

<u>"S. PATRIZIO"</u> S. PATRIZIO	<u>"D. GEORGE"</u> D. GEORGE (VICE CHAIR)
<u>"W. SHAHRUKH"</u> W. SHAHRUKH	<b>ABSENT</b> 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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**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.