

**COMMITTEE OF ADJUSTMENT  
RESULTS**



**Location: COUNCIL CHAMBER**  
**Hearing: NOVEMBER 14, 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

**MOTIONS:**

A442/19: 25 Watline Avenue: The applicant failed to post the advisory sign on the property 10 days prior to the hearing. Staff requests the Committee to move this item from Nov 21 to Nov 28.

**NEW APPLICATIONS - (CONSENT)**

B-068/19 TO B071/19 A-427/19 TO A-430/19	NICOLA GERASOLO	0 TORQUAY MEWS, 971 AVIATION RD, 645 BYNGMOUNT AVE	1	Approved (AC)
				Approved
B-072/19 A-432/19 A-433/19	TINA JAIN	5 PINE AVE N	1	Deferred (Jan 23)

**DEFERRED APPLICATIONS - (CONSENT)**

**NONE**

**NEW APPLICATIONS - (MINOR VARIANCE)**

A-425/19	PAULO MEDEIROS & ANDREIA CAETANO	1259 HAIG BLVD	1	Deferred (Jan 30)
A-431/19	MADELEINE WELTON	892 MEADOW WOOD RD	2	Approved
A-434/19	LOREDANA LANE	1183 KANE RD	2	Approved
A-435/19	PASCAL CESARIO	1417 SHADOWA RD	2	Deferred (Jan 30)
A-437/19	PORT CREDIT WEST VILLAGE PARTNERS INC	70 MISSISSAUGA RD S & 181 LAKESHORE RD W	1	Approved (AT)
A-438/19	NADEZDA BELOGOLOVA & ABDALLAH KHATATBEH	1771 PICKMERE CRT	3	Approved
A-439/19	WILLIAM P & ANNE BERGEN	36 RIVER RD	11	Approved (AC)

**DEFERRED APPLICATIONS - (MINOR VARIANCE)**

A-181/19	CATHOLIC CEMETERIES & FUNERAL SERVICES-ARCHDIOCESE OF TORONTO	6933 TOMKEN RD	5	Approved
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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 **0 TORQUAY MEWS & 971 AVIATION ROAD.**  
Date of Hearing on Thursday [November 14, 2019]  
Date Decision Signed by the Committee [November 21, 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 purposes of a lot addition. The parcel has a width of approximately 1.52m (4.99ft) and an area of approximately 10.6sq.m (114.1sq.ft). The new parcel will be added to the property immediately to the north known as 644 Lakeshore Road East. The retained parcel will be added to the property immediately to the south known as 971 Aviation Road.

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 November 7, 2019)
- City of Mississauga, Transportation and Works Department (dated November 1, 2019)
- Region of Peel (dated November 1, 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.

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

The Applicant agreed with the conditions requested by city 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. Page                      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 purposes of a lot addition. The parcel has a width of approximately 1.52m and an area of approximately 10.6sq.m. The new parcel will be added to the property immediately to the north known as 644 Lakeshore Road East. The retained parcel will be added to the property immediately to the south known as 971 Aviation Road.

Committee Decision dated at the City of Mississauga on November 21, 2019

<u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR)	<u>"D. GEORGE"</u> D. GEORGE
<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 21, 2019.

"S. KENNEY"

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)

SEAN KENNEY - SECRETARY-  
TREASURER

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

Date of Mailing: November 25, 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 15, 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 25, 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. (A427/19, A428/19, A429/19 & A"430/19)

#### **Lot Addition (B68-B69/19 Only)**

- a. Subsection 50(3) and/or 50(5) of the Planning Act, shall apply to any subsequent conveyance or transaction that is subject to this consent and the Secretary-Treasurer's Certificate shall contain reference to this stipulation.
- b. The severed portion for file B68/19 shall merge into common ownership with the lands municipally known as 644 Lakeshore Road, Mississauga Ontario. The retained portion for file B68/19 shall merge into common ownership with the lands municipally known as 971 Aviation Road, Mississauga, Ontario. The severed portion for file B69/19 shall merge into common ownership with the lands municipally known as 645 Byngmount Avenue. If required the applicant may have to submit a letter form a lawyer describing how the two properties will be merged.

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 **971 AVIATION ROAD**.  
Date of Hearing on Thursday November 14, 2019  
Date Decision Signed by the Committee November 21, 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 purposes of a lot addition. The parcel has a frontage of approximately 9.78m (32.09ft) and an area of approximately 362.2sq.m (3,898.8sq.ft). The new parcel will be added to the property immediately to the south known as 645 Byngmount Avenue.

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 November 7, 2019)
- City of Mississauga, Transportation and Works Department (dated November 1, 2019)
- City of Mississauga, Community Services Department, Park Planning (dated October 31, 2019)
- Region of Peel (dated November 1, 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.

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

The Applicant agreed with the conditions requested by city 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. Page                      SECONDED BY: D. George                      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 purposes of a lot addition. The parcel has a frontage of approximately 9.78m and an area of approximately 362.2sq.m. The new parcel will be added to the property immediately to the south known as 645 Byngmount Avenue.

Committee Decision dated at the City of Mississauga on November 21, 2019

<u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR)	<u>"D. GEORGE"</u> D. GEORGE
<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 21, 2019.

"S. KENNEY"

SEAN KENNEY - SECRETARY-  
TREASURER

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

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

Date of Mailing: November 25, 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 15, 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 25, 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. (A427/19, A428/19, A429/19 & A"430/19)
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 November 1, 2019 (B69-71/19 only).
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 31, 2019 (B69-71/19 only).

### **Lot Addition (B68-B69/19 Only)**

- a. Subsection 50(3) and/or 50(5) of the Planning Act, shall apply to any subsequent conveyance or transaction that is subject to this consent and the Secretary-Treasurer's Certificate shall contain reference to this stipulation.
- b. The severed portion for file B68/19 shall merge into common ownership with the lands municipally known as 644 Lakeshore Road, Mississauga Ontario. The retained portion for file B68/19 shall merge into common ownership with the lands municipally known as 971 Aviation Road, Mississauga, Ontario. The severed portion for file B69/19 shall merge into common ownership with the lands municipally known as 645 Byngmount Avenue. If required the applicant may have to submit a letter form a lawyer describing how the two properties will be merged.

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

# City of Mississauga Memorandum



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

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

**DATE:** November 1, 2019

**RE:** **Applicant:** Nicola Gerasolo  
**Date of Hearing:** November 14, 2019  
**Location:** 971 Aviation Road  
**Our File:** 'B' 69/19, Ward 1 (Z-1)

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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 for the proposed remainder lot 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. Servicing Plan

A full scale Servicing Plan is to be submitted for our review/approval which would clearly identify the location of any existing underground services. Upon the review of the Servicing Plan the location and width of any required easements can be addressed.

## 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 there is no storm sewer system available in front of the proposed lot on Aviation Road. 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](mailto:john.salvino@mississauga.ca)

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

c: [williamoughtred@on.aibn.com](mailto:williamoughtred@on.aibn.com)

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

DATE: October 31, 2019  
FILE: "B" 69/19  
SUBJECT: CONSENT APPLICATION  
971 AVIATION ROAD  
NICOLA GERASOLO  
WARD 1  
NOVEMBER 14, 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:

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

- One (1) Silver Maple - 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 horizontal tree hoarding to the dripline of the above noted trees 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. Forestry holds tree securities for the site taken as part of application A 269/17 in the amount of \$16,000.00 for the above noted tree and will be held until completion of works.
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, Park Planner, Community Services Department at 905-615-3200 ext. 8538.

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 **645 BYNGMOUNT AVENUE**.  
Date of Hearing on Thursday November 14, 2019  
Date Decision Signed by the Committee November 21, 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 parcels of land for the creation of two new lots. The first parcel of land (file B70/19) has a frontage of approximately 14.01m (45.96ft) and an area of approximately 375.3sq.m (4,039.8sq.ft). The second parcel of land (file B71/19) has a frontage of approximately 12.80m (41.99ft) and an area of approximately 367.7sq.m (3,958.0sq.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 November 7, 2019)
- City of Mississauga, Transportation and Works Department (dated November 1, 2019)
- City of Mississauga, Community Services Department, Park Planning (dated October 31, 2019)
- Region of Peel (dated November 1, 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.

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

The Applicant agreed with the conditions requested by city 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. Page                      SECONDED BY: D. George                      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 parcels of land for the creation of two new lots. The first parcel of land (file B70/19) has a frontage of approximately 14.01m and an area of approximately 375.3sq.m. The second parcel of land (file B71/19) has a frontage of approximately 12.80m and an area of approximately 367.7sq.m.

Committee Decision dated at the City of Mississauga on November 21, 2019

<u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR)	<u>"D. GEORGE"</u> D. GEORGE
<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 21, 2019.

"S. KENNEY"

SEAN KENNEY - SECRETARY-  
TREASURER

For a signed copy of this document

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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 25, 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 15, 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 25, 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. (A427/19, A428/19, A429/19 & A"430/19)
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 November 1, 2019 (B69-71/19 only).
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 31, 2019 (B69-71/19 only).

### **Lot Creation (B70-71/19 Only)**

- a. The variance application approved under File(s) A427/19, A428/19, A429/19 & A"430/19 must be finalized.

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

# City of Mississauga Memorandum



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

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

**DATE:** November 1, 2019

**RE:** **Applicant:** Angela Gerasolo  
**Date of Hearing:** November 14, 2019  
**Location:** 645 Byngmount Avenue  
**Our File:** 'B' 70-71/19, Ward 1 (Z-1)

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This Department has reviewed the request to create new parcels of land for residential purposes fronting onto Byngmount Avenue. 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. Overall Site Servicing Plan

We request that the applicant submit a Site Servicing Plan prepared by a Consulting Engineer for this department's review/approval. The Site Servicing Plan is to confirm that all the necessary municipal services can be provided for the dwellings to be constructed on the subject lands.

3. Conceptual Site Plan Detailing Proposed Driveway Locations

The applicant will be required to provide for our review/approval a more detailed conceptual site plan which must include the location of all utilities on site as well as the proposed locations of the driveway entrances and proposed building footprints. We note that the driveway location for the new corner lot at Aviation Road and Byngmount Ave. must be located as far removed from the intersection as possible.

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

4. 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)

**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 there is no storm sewer system available in front of the proposed lots on Byngmount Ave.. In this regard, we advise that all dwellings to be constructed on the both the severed and retained 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](mailto:john.salvino@mississauga.ca)

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

c: [williamoughtred@on.aibn.com](mailto:williamoughtred@on.aibn.com)

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

DATE: October 31, 2019

FILE: "B" 70/19  
"B" 71/19

SUBJECT: CONSENT APPLICATIONS  
645 BYNGMOUNT AVENUE  
NICOLA GERASOLO  
WARD 1  
NOVEMBER 14, 2019 PUBLIC HEARING OF THE COMMITTEE OF ADJUSTMENT

---

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

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

- One (1) Silver Maple - 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 horizontal tree hoarding to the dripline of the above noted trees 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. Forestry holds tree securities for the site taken as part of application A 270/17 in the amount of \$15,800.00 for the above noted tree and will be held until completion of works.
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, Park Planner, Community Services Department at 905-615-3200 ext. 8538.



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 **645 BYNGMOUNT AVENUE**.  
Date of Hearing on Thursday November 14, 2019  
Date Decision Signed by the Committee November 21, 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 parcels of land for the creation of two new lots. The first parcel of land (file B70/19) has a frontage of approximately 14.01m (45.96ft) and an area of approximately 375.3sq.m (4,039.8sq.ft). The second parcel of land (file B71/19) has a frontage of approximately 12.80m (41.99ft) and an area of approximately 367.7sq.m (3,958.0sq.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 November 7, 2019)
- City of Mississauga, Transportation and Works Department (dated November 1, 2019)
- City of Mississauga, Community Services Department, Park Planning (dated October 31, 2019)
- Region of Peel (dated November 1, 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.

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

The Applicant agreed with the conditions requested by city 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. Page                      SECONDED BY: D. George                      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 parcels of land for the creation of two new lots. The first parcel of land (file B70/19) has a frontage of approximately 14.01m and an area of approximately 375.3sq.m. The second parcel of land (file B71/19) has a frontage of approximately 12.80m and an area of approximately 367.7sq.m.

Committee Decision dated at the City of Mississauga on November 21, 2019

<u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR)	<u>"D. GEORGE"</u> D. GEORGE
<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 21, 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 25, 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 15, 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 25, 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. (A427/19, A428/19, A429/19 & A"430/19)
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 November 1, 2019 (B69-71/19 only).
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 31, 2019 (B69-71/19 only).

### **Lot Creation (B70-71/19 Only)**

- a. The variance application approved under File(s) A427/19, A428/19, A429/19 & A"430/19 must be finalized.

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

# City of Mississauga Memorandum



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

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

**DATE:** November 1, 2019

**RE:** **Applicant:** Angela Gerasolo  
**Date of Hearing:** November 14, 2019  
**Location:** 645 Byngmount Avenue  
**Our File:** 'B' 70-71/19, Ward 1 (Z-1)

---

This Department has reviewed the request to create new parcels of land for residential purposes fronting onto Byngmount Avenue. 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. Overall Site Servicing Plan

We request that the applicant submit a Site Servicing Plan prepared by a Consulting Engineer for this department's review/approval. The Site Servicing Plan is to confirm that all the necessary municipal services can be provided for the dwellings to be constructed on the subject lands.

3. Conceptual Site Plan Detailing Proposed Driveway Locations

The applicant will be required to provide for our review/approval a more detailed conceptual site plan which must include the location of all utilities on site as well as the proposed locations of the driveway entrances and proposed building footprints. We note that the driveway location for the new corner lot at Aviation Road and Byngmount Ave. must be located as far removed from the intersection as possible.

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

4. 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)

**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 there is no storm sewer system available in front of the proposed lots on Byngmount Ave.. In this regard, we advise that all dwellings to be constructed on the both the severed and retained 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](mailto:john.salvino@mississauga.ca)

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

c: [williamoughtred@on.aibn.com](mailto:williamoughtred@on.aibn.com)

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

DATE: October 31, 2019

FILE: "B" 70/19  
"B" 71/19

SUBJECT: CONSENT APPLICATIONS  
645 BYNGMOUNT AVENUE  
NICOLA GERASOLO  
WARD 1  
NOVEMBER 14, 2019 PUBLIC HEARING OF THE COMMITTEE OF ADJUSTMENT

---

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

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

- One (1) Silver Maple - 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 horizontal tree hoarding to the dripline of the above noted trees 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. Forestry holds tree securities for the site taken as part of application A 270/17 in the amount of \$15,800.00 for the above noted tree and will be held until completion of works.
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, 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 **971 AVIATION ROAD**.  
Date of Hearing on Thursday November 14, 2019  
Date Decision Signed by the Committee November 21, 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 purposes of a lot addition. The parcel has a frontage of approximately 9.78m (32.09ft) and an area of approximately 362.2sq.m (3,898.8sq.ft). The new parcel will be added to the property immediately to the south known as 645 Byngmount Avenue.

A minor variance is requested for the retained lands (file A427/19) proposing:

1. A lot area of 391.7sq.m (approx. 4,216.36sq.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;
2. A lot frontage of 10.90m (approx. 35.76ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m (approx. 49.21ft) in this instance;
3. A southerly side yard of 1.81m (approx. 5.93ft) whereas By-law 0225-2007, as amended, requires a minimum southerly side yard of 2.42m (approx. 7.94ft) in this instance;
4. A flat roof height of 9.50m (approx. 31.16ft) whereas By-law 0225-2007, as amended, permits a maximum flat roof height of 7.50m (approx. 24.60ft) in this instance; and
5. A height measured to the eaves of 9.50m (approx. 31.16ft) whereas By-law 0225-2007, as amended, permits a maximum height measured to the 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 November 7, 2019)
- City of Mississauga, Transportation and Works Department (dated November 1, 2019)
- Region of Peel (dated November 1, 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. Page                      SECONDED BY: D. George                      CARRIED

The Decision of the Committee is:

**APPLICATION APPROVED:**

To sever a parcel of land for the purposes of a lot addition. The parcel has a frontage of approximately 9.78m and an area of approximately 362.2sq.m. The new parcel will be added to the property immediately to the south known as 645 Byngmount Avenue.

A minor variance is requested for the retained lands (file A427/19) proposing:

1. A lot area of 391.7sq.m whereas By-law 0225-2007, as amended, requires a minimum lot area of 550.0sq.m in this instance;
2. A lot frontage of 10.90m whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m in this instance;
3. A southerly side yard of 1.81m whereas By-law 0225-2007, as amended, requires a minimum southerly side yard of 2.42m in this instance;
4. A flat roof height of 9.50m whereas By-law 0225-2007, as amended, permits a maximum flat roof height of 7.50m in this instance; and
5. A height measured to the eaves of 9.50m whereas By-law 0225-2007, as amended, permits a maximum height measured to the eaves of 6.40m in this instance.

Committee Decision dated at the City of Mississauga on November 21, 2019.

<u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR)	<u>"D. GEORGE"</u> D. GEORGE
<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 21, 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 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 11, 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 **645 BYNGMOUNT AVENUE**.  
Date of Hearing on Thursday November 14, 2019  
Date Decision Signed by the Committee November 21, 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 parcels of land for the creation of two new lots. The first parcel of land (file B70/19) has a frontage of approximately 14.01m (45.96ft) and an area of approximately 375.3sq.m (4,039.8sq.ft).

A minor variance is requested for the severed lands (file A428/19) proposing:

1. A lot area of 375.3sq.m (approx. 4,039.82sq.ft) whereas By-law 0225-2007, as amended, requires a minimum lot area of 720.0sq.m (approx. 7,750.27sq.ft) in this instance;
2. A lot frontage of 14.01m (approx. 45.96ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 19.00m (approx. 62.34ft) in this instance;
3. An interior side yard of 1.81m (approx. 5.93ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 2.42m (approx. 7.94ft) in this instance;
4. An exterior side yard of 4.00m (approx. 13.12ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard of 6.00m (approx. 19.68ft) in this instance;
5. A flat roof height of 9.40m (approx. 30.84ft) whereas By-law 0225-2007, as amended, permits a maximum flat roof height of 7.50m (approx. 24.60ft) in this instance;
6. A height measured to the eaves of 9.40m (approx. 30.84ft) whereas By-law 0225-2007, as amended, permits a maximum height measured to the eaves of 6.40m (approx. 21.00ft) in this instance; and
7. A porch encroachment into an exterior side yard of 3.86m (approx. 12.66ft) whereas By-law 0225-2007, as amended, permits a maximum porch encroachment into an exterior side yard of 1.60m (approx. 5.25ft) 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 November 7, 2019)
- City of Mississauga, Transportation and Works Department (dated November 1, 2019)
- Region of Peel (dated November 1, 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. Page                      SECONDED BY: D. George                      CARRIED

The Decision of the Committee is:

**APPLICATION APPROVED:**

To sever parcels of land for the creation of two new lots. The first parcel of land (file B70/19) has a frontage of approximately 14.01m and an area of approximately 375.3sq.m.

A minor variance is requested for the severed lands (file A428/19) proposing:

1. A lot area of 375.3sq.m whereas By-law 0225-2007, as amended, requires a minimum lot area of 720.0sq.m in this instance;
2. A lot frontage of 14.01m whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 19.00m in this instance;
3. An interior side yard of 1.81m whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 2.42m in this instance;
4. An exterior side yard of 4.00m whereas By-law 0225-2007, as amended, requires a minimum exterior side yard of 6.00m in this instance;
5. A flat roof height of 9.40m whereas By-law 0225-2007, as amended, permits a maximum flat roof height of 7.50m in this instance;
6. A height measured to the eaves of 9.40m whereas By-law 0225-2007, as amended, permits a maximum height measured to the eaves of 6.40m in this instance; and
7. A porch encroachment into an exterior side yard of 3.86m whereas By-law 0225-2007, as amended, permits a maximum porch encroachment into an exterior side yard of 1.60m in this instance.

Committee Decision dated at the City of Mississauga on November 21, 2019.

<u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR)	<u>"D. GEORGE"</u> D. GEORGE
<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 21, 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 11, 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 **645 BYNGMOUNT AVENUE**.  
Date of Hearing on Thursday November 14, 2019  
Date Decision Signed by the Committee November 21, 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 parcels of land for the creation of two new lots. The second parcel of land (file B71/19) has a frontage of approximately 12.80m (41.99ft) and an area of approximately 367.7sq.m (3,958.0sq.ft).

A minor variance is requested for the severed lands (file A429/19) proposing:

1. A lot area of 367.7sq.m (approx. 3,958.02sq.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;
2. A lot frontage of 12.80m (approx. 41.99ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m (approx. 49.21ft) in this instance;
3. A westerly side yard of 1.81m (approx. 5.93ft) whereas By-law 0225-2007, as amended, requires a minimum westerly side yard of 2.42m (approx. 7.94ft) in this instance;
4. A flat roof height of 9.50m (approx. 31.16ft) whereas By-law 0225-2007, as amended, permits a maximum flat roof height of 7.50m (approx. 24.60ft) in this instance; and
5. A height measured to the eaves of 9.50m (approx. 31.16ft) whereas By-law 0225-2007, as amended, permits a maximum height measured to the 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 November 7, 2019)
- City of Mississauga, Transportation and Works Department (dated November 1, 2019)
- Region of Peel (dated November 1, 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. Page                      SECONDED BY: D. George                      CARRIED

The Decision of the Committee is:

**APPLICATION APPROVED:**

To sever parcels of land for the creation of two new lots. The second parcel of land (file B71/19) has a frontage of approximately 12.80m and an area of approximately 367.7sq.m.

A minor variance is requested for the severed lands (file A429/19) proposing:

1. A lot area of 367.7sq.m whereas By-law 0225-2007, as amended, requires a minimum lot area of 550.0sq.m in this instance;
2. A lot frontage of 12.80m whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m in this instance;
3. A westerly side yard of 1.81m whereas By-law 0225-2007, as amended, requires a minimum westerly side yard of 2.42m in this instance;
4. A flat roof height of 9.50m whereas By-law 0225-2007, as amended, permits a maximum flat roof height of 7.50m in this instance; and
5. A height measured to the eaves of 9.50m whereas By-law 0225-2007, as amended, permits a maximum height measured to the eaves of 6.40m in this instance.

Committee Decision dated at the City of Mississauga on November 21, 2019.

<u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR)	<u>"D. GEORGE"</u> D. GEORGE
<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 21, 2019

"S. KENNEY"

SEAN KENNEY - SECRETARY-  
TREASURER

For a signed copy of this document  
please call 905-615-3200 ext. 2408

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

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **December 11, 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 **645 BYNGMOUNT AVENUE**.  
Date of Hearing on Thursday November 14, 2019  
Date Decision Signed by the Committee November 21, 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 parcels of land for the creation of two new lots. The second parcel of land (file B71/19) has a frontage of approximately 12.80m (41.99ft) and an area of approximately 367.7sq.m (3,958.0sq.ft).

A minor variance is requested for the retained lands (file A430/19) proposing:

1. A lot area of 367.7sq.m (approx. 3,958.02sq.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;
2. A lot frontage of 12.80m (approx. 41.99ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m (approx. 49.21ft) in this instance;
3. A westerly side yard of 1.81m (approx. 5.93ft) whereas By-law 0225-2007, as amended, requires a minimum westerly side yard of 2.42m (approx. 7.94ft) in this instance;
4. A flat roof height of 9.50m (approx. 31.16ft) whereas By-law 0225-2007, as amended, permits a maximum flat roof height of 7.50m (approx. 24.60ft) in this instance; and
5. A height measured to the eaves of 9.50m (approx. 31.16ft) whereas By-law 0225-2007, as amended, permits a maximum height measured to the 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 November 7, 2019)
- City of Mississauga, Transportation and Works Department (dated November 1, 2019)
- Region of Peel (dated November 1, 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. Page                      SECONDED BY: D. George                      CARRIED

The Decision of the Committee is:

**APPLICATION APPROVED:**

To sever parcels of land for the creation of two new lots. The second parcel of land (file B71/19) has a frontage of approximately 12.80m and an area of approximately 367.7sq.m.

A minor variance is requested for the retained lands (file A430/19) proposing:

1. A lot area of 367.7sq.m whereas By-law 0225-2007, as amended, requires a minimum lot area of 550.0sq.m in this instance;
2. A lot frontage of 12.80m whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m in this instance;
3. A westerly side yard of 1.81m whereas By-law 0225-2007, as amended, requires a minimum westerly side yard of 2.42m in this instance;
4. A flat roof height of 9.50m whereas By-law 0225-2007, as amended, permits a maximum flat roof height of 7.50m in this instance; and
5. A height measured to the eaves of 9.50m whereas By-law 0225-2007, as amended, permits a maximum height measured to the eaves of 6.40m in this instance.

Committee Decision dated at the City of Mississauga on November 21, 2019.

<u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR)	<u>"D. GEORGE"</u> D. GEORGE
<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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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 11, 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 **892 MEADOW WOOD ROAD**.  
Date of Hearing on Thursday November 14, 2019  
Date Decision Signed by the Committee November 21, 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 1:45p.m.

### **APPLICATION DETAILS**

The applicant requests the Committee to approve a minor variance to allow a widened walkway on the subject property proposing a walkway attachment to the driveway of 5.00m (approx. 16.40ft) whereas By-law 0225-2007, as amended, permits a maximum walkway attachment to the driveway of 1.50m (approx. 4.92ft) in this instance.

M. Welton, 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 November 7, 2019)
- City of Mississauga, Transportation and Works Department (dated November 1, 2019)
- Region of Peel (dated November 1, 2019)
- Credit Valley Conservation Authority (dated October 31, 2019)

### **CORRESPONDENCE & DISCUSSION**

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

Committee asked questions of the owner 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: D. Cook                      SECONDED BY: D. George                      CARRIED

The Decision of the Committee is:

**APPLICATION APPROVED:**

The applicant requests the Committee to approve a minor variance to allow a widened walkway on the subject property proposing a walkway attachment to the driveway of 5.00m whereas By-law 0225-2007, as amended, permits a maximum walkway attachment to the driveway of 1.50m in this instance.

Committee Decision dated at the City of Mississauga on November 21, 2019.

<u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR)	<u>"D. GEORGE"</u> D. GEORGE
<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 11, 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 **1183 KANE ROAD**.  
Date of Hearing on Thursday November 14, 2019  
Date Decision Signed by the Committee November 21, 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 1:47p.m.

### **APPLICATION DETAILS**

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

1. A combined side yard for a two storey dwelling of 27.00% whereas By-law 0225-2007, as amended, requires a minimum combined side yard of 16.50% in this instance;
2. An interior side yard measured to the second storey of 1.71m (approx. 5.61ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard measured to the second storey of 2.41m (approx. 7.91ft) in this instance; and
3. An interior side yard measured to the second storey storey of 1.31m (approx. 4.23ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard measured to the second storey of 2.41m (approx. 7.91ft) 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 November 7, 2019)
- City of Mississauga, Transportation and Works Department (dated November 1, 2019)
- Region of Peel (dated November 1, 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: W. Shahrukh      SECONDED BY: J. Kwast      CARRIED

The Decision of the Committee is:

**APPLICATION APPROVED:**

To allow the construction of a second storey addition dwelling proposing:

1. A combined side yard for a two storey dwelling of 27.00% whereas By-law 0225-2007, as amended, requires a minimum combined side yard of 16.50% in this instance;
2. An interior side yard measured to the second storey of 1.71m whereas By-law 0225-2007, as amended, requires a minimum interior side yard measured to the second storey of 2.41m in this instance; and
3. An interior side yard measured to the second storey storey of 1.31m whereas By-law 0225-2007, as amended, requires a minimum interior side yard measured to the second storey of 2.41m in this instance.

Committee Decision dated at the City of Mississauga on November 21, 2019.

<u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR)	<u>"D. GEORGE"</u> D. GEORGE
<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 11, 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

**70 MISSISSAUGA ROAD SOUTH & 181 LAKESHORE ROAD WEST.**

Date of Hearing on Thursday November 14, 2019

Date Decision Signed by the Committee November 21, 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 1:51p.m.

### **APPLICATION DETAILS**

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

1. A sales centre use whereas By-law 0225-2007, as amended, does not permit such a use in this instance; and
2. A height of 9.00m (approx. 29.52ft) whereas By-law 0225-2007, as amended, permits a maximum height of 6.00m (approx. 19.68ft) in this instance.

C. Rottenberg-Walker, 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 November 7, 2019)
- City of Mississauga, Transportation and Works Department (dated November 1, 2019)
- City of Mississauga, Community Services Department, Culture Division (dated November 5, 2019)
- Region of Peel (dated November 1, 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 one written submission. They have also considered all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and the majority of the members have determined that the application is minor in nature, desirable for the appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law and the Official Plan are maintained.

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

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

The Decision of the Committee is:

**APPLICATION APPROVED FOR A TEMPORARY PERIOD OF 2 YEARS (approval will lapse on DEC, 31, 2021):**

To approve a minor variance on the subject property to allow:

1. A sales centre use whereas By-law 0225-2007, as amended, does not permit such a use in this instance; and
2. A height of 9.00m whereas By-law 0225-2007, as amended, permits a maximum height of 6.00m in this instance.

Committee Decision dated at the City of Mississauga on November 21, 2019.

<u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR)	<u>"D. GEORGE"</u> D. GEORGE
<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 11, 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 **1771 PICKMERE COURT**.  
Date of Hearing on Thursday November 14, 2019  
Date Decision Signed by the Committee November 21, 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 1:56p.m.

### **APPLICATION DETAILS**

The applicants request the Committee to approve a minor variance to allow the construction of an addition on the subject property proposing an interior side yard measured to the second storey of 1.38m (approx. 4.53ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard measured to the second storey of 1.81m (approx. 5.93ft) in this instance.

N. Belogolova, 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 November 6, 2019)
- City of Mississauga, Transportation and Works Department (dated November 1, 2019)
- Region of Peel (dated November 1, 2019)

### **CORRESPONDENCE & DISCUSSION**

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

Committee asked questions of the owner 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: D. Cook                      SECONDED BY: W. Shahrukh    CARRIED

The Decision of the Committee is:

**APPLICATION APPROVED:**

The applicants request the Committee to approve a minor variance to allow the construction of an addition on the subject property proposing an interior side yard measured to the second storey of 1.38m whereas By-law 0225-2007, as amended, requires a minimum interior side yard measured to the second storey of 1.81m in this instance.

Committee Decision dated at the City of Mississauga on November 21, 2019.

<u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR)	<u>"D. GEORGE"</u> D. GEORGE
<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 11, 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 **36 RIVER ROAD**.  
Date of Hearing on Thursday November 14, 2019  
Date Decision Signed by the Committee November 21, 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 1:58p.m.

### **APPLICATION DETAILS**

The applicants request the Committee to approve a minor variance to allow the construction of an addition on the subject property proposing an interior side yard measured to the second storey of 1.07m (approx. 3.51ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard measured to the second storey of 1.81m (approx. 5.93ft) in this instance.

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

### **COMMENTS**

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated November 6, 2019)
- City of Mississauga, Transportation and Works Department (dated November 1, 2019)
- Region of Peel (dated November 1, 2019)

### **CORRESPONDENCE & DISCUSSION**

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

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

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

### **DECISION**

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



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

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

The Decision of the Committee is:

**APPLICATION APPROVED SUBJECT TO CONDITIONS:**

The applicants request the Committee to approve a minor variance to allow the construction of an addition on the subject property proposing an interior side yard measured to the second storey of 1.07m whereas By-law 0225-2007, as amended, requires a minimum interior side yard measured to the second storey of 1.81m in this instance.

**CONDITION(S):**

1. Applicant shall provide screening on the second storey balcony on the Western portion of the balcony.
2. Construction related to this variance shall be in general conformance with the plans approved by the Committee.

Committee Decision dated at the City of Mississauga on November 21, 2019.

<u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR)	<u>"D. GEORGE"</u> D. GEORGE
<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-  
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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 11, 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 **CATHOLIC CEMETERIES & FUNERAL SERVICES-  
ARCHDIOCESE OF TORONTO.**

Date of Hearing on Thursday November 14, 2019  
Date Decision Signed by the Committee November 21, 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 mausoleum on the subject property proposing a building height of 13.53m (approx. 44.39ft) whereas By-law 0225-2007, as amended, permits a maximum building height of 10.70m (approx. 35.10ft) in this instance.

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

### **BACKGROUND**

On May 23, 2019, M. Everard, agent, requested to defer the application to meet with staff.

Committee consented to the request and deferred the application to the November 14, 2019 hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated May 10, 2019)
- City of Mississauga, Transportation and Works Department (dated May 10, 2019)
- City of Mississauga, Community Services Department, Culture Divisions (dated May 10, 2019)
- Region of Peel (dated May 13, 2019)
- Toronto and Region Conservation Authority (dated May 9, 2019)

### **COMMENTS**

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated May 10, 2019)
- City of Mississauga, Transportation and Works Department (dated November 1, 2019)
- Region of Peel (dated November 1, 2019)
- Toronto and Region Conservation Authority (dated October 15, 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: D. George      SECONDED BY: J. Kwast      CARRIED

The Decision of the Committee is:

**APPLICATION APPROVED:**

The applicant requests the Committee to approve a minor variance to allow the construction of a mausoleum on the subject property proposing a building height of 13.53m whereas By-law 0225-2007, as amended, permits a maximum building height of 10.70m in this instance.

Committee Decision dated at the City of Mississauga on November 21, 2019.

<u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR)	<u>"D. GEORGE"</u> D. GEORGE
<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-  
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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.