

COMMITTEE OF ADJUSTMENT RESULTS



Location: COUNCIL CHAMBER

Hearing: NOVEMBER 21, 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

A384/19: 21 - 25 Dundas St W – The applicant failed post the advisory sign on the property, additionally a new proposal was submitted past the last revision date. Staff requests this application to move from Nov 28 to Dec 5.

NEW APPLICATIONS - (CONSENT)

B-073/19	2206016 ONTARIO INC	2085 NORTH SHERIDAN WAY	2	Approved (AC)
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NEW APPLICATIONS - (MINOR VARIANCE)

A-436/19	ETHICAL WEALTH CORP	1155 INDIAN RD	2	Approved (AC)
A-440/19	KEVIN RYANS & JACQUELINE TAYLOR	1445 NORTHAVEN DR	1	Approved
A-441/19	PENNY GOLIAS	997 MISSISSAUGA HEIGHTS DR	7	Approved
A-443/19	DAVID MOSS , HELEN SKELTON	307 WILDGRASS RD	7	Approved (AC)
A-444/19	GIANCARLO DI GIAMBATTISTA	1617 CAMELFORD RD	2	Approved (AC)
A-445/19	CHRISTIANE DEVAUD	7016 FRONTIER RDGE	11	D (Feb 27)
A-446/19	CHANDRA MOHAN UDDANDAM & SARADA DEVI PENDYALA	7639 REDSTONE RD	5	Approved (ACP)
A-447/19	2685994 ONTARIO INC	7044 JUSTINE DR	5	Approved (ACP)

DEFERRED APPLICATIONS - (MINOR VARIANCE)

A-207/19	HARDCO REAL ESTATE HOLDINGS LTD	1180 AEROWOOD DR	5	D (Jan 23)
A-372/19	945324 ONTARIO INC	4665 CENTRAL PKY E	4	Approved (AC)



MISSISSAUGA

File: "B" 73/19
WARD 2

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 **2085 NORTH SHERIDAN WAY.**

Date of Hearing on Thursday November 21, 2019
Date Decision Signed by the Committee November 28, 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 1:32p.m.

APPLICATION DETAILS

The applicant requests the approval of the Committee to sever a parcel of land for the creation of a new lot and an easement. The parcel of land has a frontage of approximately 67.37m (221.03ft) and an area of approximately 7373.90sq.m (24192.59sq.ft).

M. Rogers, 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 12, 2019)
- City of Mississauga, Transportation and Works Department (dated November 8, 2019)
- City of Mississauga, Community Services Department, Park Planning (dated November 6, 2019)
- Region of Peel (dated November 13, 2019)
- Bell Canada, Right-of-Way (dated October 24, 2019)

CORRESPONDENCE & DISCUSSION

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

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

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

DECISION

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: S. Patrizio 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 and an easement. The parcel of land has a frontage of approximately 67.37m and an area of approximately 7373.90sq.m.

Committee Decision dated at the City of Mississauga on November 28, 2019. |

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

I certify this is copy of the decision of the Committee's decision given on November 28, 2019. |

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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

or

email Committee.Adjustment@mississauga.ca

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

Date of Mailing: December 2, 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 22, 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 **December 2, 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.
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 8, 2019.
5. A letter shall be received from the Region of Peel, Development Services/Public Works, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated November 13, 2019.

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: November 8, 2019

RE: **Applicant:** 2206016 Ontario Inc.
 Date of Hearing: November 21, 2019
 Location: 2085 North Sheridan Way
 Our File: 'B' 73/19, Ward 2 (Z-18)

This Department has no objections to the applicant's request to sever a parcel of land to create a new lot along with pedestrian and vehicular access easements. We note that the subject lands were previously before the Committee under File 'B' 12/18; however, conditions of approval were not fulfilled and the consent application lapsed.

Should Committee see merit in the applicant's current request, we are providing the following conditions/requirements to be imposed as conditions of approval:

A. Items Required Prior to the Issuance of Final Consent

1. Overall Servicing Plan

We request that the applicant submit a Functional Servicing Proposal and Servicing Plan prepared by a Consulting Engineer for this department's review/approval to confirm that all the necessary municipal services can be provided for both the severed and retained lands. It is to show the location of all existing services to the existing buildings. Upon the review of the Servicing Plan, it may be determined that further easements are required.

2. 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.

3. Site Plan Requirement

An overall Site Plan (for the entire lands) depicting the existing building/structures on site, access geometrics, parking spaces, driveways and access areas, etc. is to be provided in order to confirm the required access and servicing easements.

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

4. Existing Easements

The applicant is to supply the necessary documentation/plans showing all of the existing easements on both the severed and residual lands along with a schedule indicating the purpose of the easement and to whom it is in favor of.

The severed land does not have frontage onto North Sheridan Way, Leanne Boulevard or Erin Mills Parkway. Should there be no existing easements for access, a private pedestrian and vehicular access easement in favour of the severed land will be required over the private driveway of the retained land to the North Sheridan Way and Leanne Boulevard accesses.

5. Required Easement(s)

Upon the review of items A1 through A4 above, and the confirmation of the required easement(s), the applicant/owner will be required to provide a letter/schedule prepared by the applicant's Solicitor which would specifically describe the new private easement(s) to be established. It should also be noted that any documentation received will be forwarded as an attachment with our clearance memo to the Committee of Adjustment Office in order that any new proposed private easement(s) can be identified and also be incorporated into the Certificate of Secretary-Treasurer.

6. Road Widening on North Sheridan Way

The applicant is to gratuitously dedicate to the City of Mississauga a road allowance widening towards the ultimate 20.0 m right-of-way for North Sheridan Way as identified in the City's Official Plan. The dimensions related to right-of-way width and required widening are to be verified by the City's O.L.S., Al Jeraj at 905-615-3200 ext. 5789.

The applicant's surveyor is to prepare and submit two draft reference plans (detailing the required lands) to this section for review and approval. Following this approval, the applicant's surveyor should deposit the accepted draft reference plan and forward a copy of the registered plan to the City's Legal Services Section to finalize the process. This condition will be cleared upon receipt of confirmation from Legal Services identifying that the transfer has taken place and associated fees have been paid.

Should the applicant require more information with regards to the above, please contact Christopher Fiacco from our Traffic Section at 905 615-3200 ext. 3923.

7. Environmental Site Assessment (ESA) for Road Widening on North Sheridan Way

As a road widening across the North Sheridan Way frontage is being requested, in accordance with Corporate Policy 09-08-02, a Phase 1 Environmental Site Assessment (ESA) will be required. The report should be prepared in accordance with O. Reg 153/04 (as amended), signed and dated by a Qualified Person as defined in O. Reg 153/04 (as amended) and include a clause or be accompanied by a letter signed by the author of the report or a Principal of the Consulting Firm, which allows the City of

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

Mississauga to make reliance on the findings and conclusions presented in the report.

If the Phase One ESA indicates potential for contamination, a Phase Two Environmental Site Assessment will be required. If contamination is confirmed, a Remedial Action Plan that appropriately addresses the contamination will be required. Recommendations contained within the plan will be implemented by way of conditions to the development approval.

Should additional clarification be required with regard to the Environmental Site Assessment (ESA), please contact Valeriya Danylova, P.Eng, Environmental Technologist at 905 615-3200 ext. 5930 or valeriya.danylova@mississauga.ca should you require further information.

B. General Information

1. Site Plan Approval

Any re-development of the subject lands will require the owner obtaining Site Plan Approval where any site specific conditions/requirements relating to detailed lot grading and drainage, servicing, access, etc. will be addressed.

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. 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.

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

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

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

November 13, 2019

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

**Re: Region of Peel Consolidated Comments
City of Mississauga Committee of Adjustment Hearing
November 21st, 2019**

Consent Application: B-073/19

Traffic Development: Catherine Barnes (905) 791-7800 x7999

- Please note that the Ministry of Transportation, Ontario (MTO) has jurisdiction within 800 metres from their ramp terminals, which this property falls under. Therefore, the Region of Peel will request that the MTO acquire the following lands and provide the Region of Peel with a copy of the transfer documents to confirm the land dedications to the MTO;
- The Region requires the gratuitous dedication of lands to meet the Regional Official Plan requirement for Regional Road 1 (Erin Mills Parkway), which has a right-of-way of 50.5 metres, 25.25 metres from the centreline of the road allowance;
- The Region requires the gratuitous dedication of a 0.3m reserve behind the property line along Regional Road 1 (Erin Mills Parkway);
- The applicant is to dedicate these lands to the Region, free and clear of all encumbrances. All costs associated with the transfer, including preparation of the necessary reference plan are the responsibility of the applicant. The applicant must provide the Region with the necessary title documents and a draft reference plan for review and approval prior to deposit;
- The Region requires that provisions be put in place by way of easements for interconnectivity between the two lots for access onto North Sheridan Way or Leanne Boulevard. No new accesses will be permitted onto Erin Mills Parkway.
- A draft reference plan will be required for our review comment prior to being deposited.

Should the Committee see merit in this consent application, we request the following be included in the conditions of approval:

Condition: Satisfactory arrangements shall be made between the owner and the Region regarding land dedication and access configuration.

Development Engineering: Camila Marczuk (905) 791-7800 x8230

Please note that severing the lands may adversely affect the existing location of the water and sanitary sewer services, if any exist. The result of this may require the applicant to install new



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

water / sanitary servicing connections to either the severed or retained lands in compliance with the Ontario Building Code. The applicant may require the creation of private water / sanitary sewer servicing easements. There is a Regional watermain on the subject property that is not currently protected by a regional easement. Please be advised that the Region will require an easement over the watermain.

Condition: Arrangements satisfactory to the Region of Peel, Public Works shall be made with respect to required service easements.

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

Sincerely,

Tracy Tang
Junior Planner
Development Services, Region of Peel

cc. Marylu Javed, City of Mississauga
Umar Mahmood, City of Mississauga
Lucas Petricca, City of Mississauga
Roberto Vertolli, City of Mississauga

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 **1155 INDIAN ROAD.**

Date of Hearing on Thursday November 21, 2019

Date Decision Signed by the Committee November 28, 2019

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:34p.m.

APPLICATION DETAILS

The applicant requests the Committee to authorize a minor variance to permit the continued operation of an office from within the existing dwelling on the subject property, whereas By-law 0225-2007, as amended, makes no provisions for an office use on the subject property in this instance.

M. Rogers, agent, attended and presented evidence and comment in support of the application. He explained how he believes the application meets the four tests.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated November 12, 2019)
- City of Mississauga, Transportation and Works Department (dated November 8, 2019)
- Region of Peel (dated November 13, 2019)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- A memorandum was received from Ward Councillor Ras expressing support for the subject application. She requested the Committee to approve the subject application.
- Correspondence was received from one area resident expressing support for the subject application.

Committee asked questions of the agent who appeared before the Committee and expressed concerns that the property is effectively being rezoned through the continuous approvals.

DECISION

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

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

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

The Decision of the Committee is:

**APPLICATION APPROVED SUBJECT TO TERM(S) FOR A TEMPORARY PERIOD OF 5 YEARS
(approval will lapse on December 31, 2024):**

To permit the continued operation of an office from within the existing dwelling on the subject property, whereas By-law 0225-2007, as amended, makes no provisions for an office use on the subject property in this instance.

TERM(S):

1. The hours of operation shall be limited to Monday to Friday between 8:30am to 5:00pm.

Committee Decision dated at the City of Mississauga on November 28, 2019.

<u>"S. PATRIZIO"</u> S. PATRIZIO	<u>"D. GEORGE"</u> D. GEORGE (VICE CHAIR)
<u>"W. SHAHRUKH"</u> W. SHAHRUKH	<u>"D. KENNEDY"</u> D. KENNEDY
<u>DISSENTED</u> J. PAGE	<u>DISSENTED</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 28, 2019.

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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

or

email Committee.Adjustment@mississauga.ca

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **December 18, 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 **1445 NORTHAVEN DRIVE.**

Date of Hearing on Thursday November 21, 2019

Date Decision Signed by the Committee November 28, 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 applicants request the Committee to approve a minor variance to allow the construction of an addition on the subject property proposing:

1. A combined width of side yards of 3.57m (approx. 11.71ft) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 6.14m (approx. 20.14ft) in this instance;
2. A driveway width of 7.36m (approx. 24.15ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.68ft) in this instance; and
3. A driveway setback of 0.00m whereas By-law 0225-2007, as amended, requires a minimum driveway setback of 0.60m (approx. 1.96ft) in this instance.

C. McPhee, agent, attended and presented evidence and comment in support of the application. She indicated that both neighbours were looking to keep the driveway as existing.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated November 12, 2019)
- City of Mississauga, Transportation and Works Department (dated November 8, 2019)
- Region of Peel (dated November 13, 2019)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- A petition of support was received signed by three area residents.

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

Committee asked questions of the agent who appeared before the Committee regarding the requirement for a swale and expressed concerns regarding water draining from the subject property's driveway over the adjacent property's driveway.

DECISION

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

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 construction of an addition on the subject property proposing:

1. A combined width of side yards of 3.57m whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 6.14m in this instance;
2. A driveway width of 7.36m whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m in this instance; and
3. A driveway setback of 0.00m whereas By-law 0225-2007, as amended, requires a minimum driveway setback of 0.60m in this instance.

Committee Decision dated at the City of Mississauga on November 28, 2019.

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

I certify this is copy of the decision of the Committee's decision given on November 28, 2019.

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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please call 905-615-3200 ext. 2408

or

email Committee.Adjustment@mississauga.ca

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **December 18, 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 **997 MISSISSAUGA HEIGHTS DRIVE.**

Date of Hearing on Thursday November 21, 2019
Date Decision Signed by the Committee November 28, 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 2:01p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the construction of a rear deck on the subject property proposing a lot coverage of 25.95% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25.00% of the lot area in this instance.

B. Goldman, 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 12, 2019)
- City of Mississauga, Transportation and Works Department (dated November 8, 2019)
- City of Mississauga, Community Services Department, Park Planning (dated November 6, 2019)
- Region of Peel (dated November 13, 2019)

CORRESPONDENCE & DISCUSSION

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

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

DECISION

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

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

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

The Decision of the Committee is:

APPLICATION APPROVED:

To allow the construction of a rear deck on the subject property proposing a lot coverage of 25.95% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25.00% of the lot area in this instance.

Committee Decision dated at the City of Mississauga on November 28, 2019.

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

I certify this is copy of the decision of the Committee's decision given on November 28, 2019.

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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

or

email Committee.Adjustment@mississauga.ca

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **December 18, 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 **307 WILDGRASS ROAD.**

Date of Hearing on Thursday November 21, 2019

Date Decision Signed by the Committee November 28, 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 2:04p.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 of 0.74m (approx. 2.43ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 1.20m (approx. 3.94 ft) in this instance.

P. Pivetta, 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 12, 2019)
- City of Mississauga, Transportation and Works Department (dated November 8, 2019)
- Region of Peel (dated November 13, 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: J. Page SECONDED BY: J. Kwast CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

To allow the construction of an addition on the subject property proposing an interior side yard of 0.74m whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 1.20m in this instance.

Committee Decision dated at the City of Mississauga on November 28, 2019.

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

I certify this is copy of the decision of the Committee's decision given on November 28, 2019.

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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or

email Committee.Adjustment@mississauga.ca

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **December 18, 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 **1617 CAMELFORD ROAD.**

Date of Hearing on Thursday November 21, 2019

Date Decision Signed by the Committee November 28, 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 2:07p.m.

APPLICATION DETAILS

The applicant request the Committee to approve a minor variance to permit a driveway proposing two driveways (off Camelford Road and Wenbury Road) whereas By-law 0225-2207, as amended, permits one driveway in this instance.

G. Di Giambattista, 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 12, 2019)
- City of Mississauga, Transportation and Works Department (dated November 8, 2019)
- Region of Peel (dated November 13, 2019)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received through the property owner signed by two area residents expressing support for the subject applications.

Committee asked questions of the owner who appeared before the Committee regarding the requirements from Transportation and Works and the reasoning for the second driveway.

DECISION

Committee has taken into consideration, on balance, any and all submissions made before its decision including 1 petition. They have also considered all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and the majority of the members have determined that the application is 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 CONDITION(S):

To permit a driveway proposing two driveways (off Camelford Road and Wenbury Road) whereas By-law 0225-2207, as amended, permits one driveway in this instance.

CONDITION(S):

1. The driveway shall be setback a minimum of 15 metres from the intersection.

Committee Decision dated at the City of Mississauga on November 28, 2019.

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

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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 18, 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 **7639 REDSTONE ROAD.**

Date of Hearing on Thursday November 21, 2019

Date Decision Signed by the Committee November 28, 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 2:41p.m.

APPLICATION DETAILS

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

1. A lot coverage of 32.20% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30% in this instance; and
2. A gross floor area of 344.51 sq.m (approx. 3708.27sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 272.10sq.m (approx. 2928.86sq.ft) in this instance.

W. 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 12, 2019)
- City of Mississauga, Transportation and Works Department (dated November 8, 2019)
- Region of Peel (dated November 13, 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 adjacent new builds.

DECISION

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

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

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

The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO CONDITIONS:

To allow the construction of a new two storey dwelling proposing:

1. A lot coverage of 32.20% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30% in this instance; and
2. A gross floor area of 344.51 sq.m whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 272.10sq.m in this instance.

CONDITION(S):

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

Committee Decision dated at the City of Mississauga on November 28, 2019.

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

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"S. KENNEY"

SEAN KENNEY - SECRETARY-
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email Committee.Adjustment@mississauga.ca

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **December 18, 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 **7044 JUSTINE DRIVE.**

Date of Hearing on Thursday November 21, 2019

Date Decision Signed by the Committee November 28, 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 2:44p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the construction of a new house on the subject property and to allow the existing accessory structure to remain proposing:

1. A lot coverage of 30.8% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.0% of the lot area in this instance;
2. A sloped roof height of 9.23m (approx. 30.28ft) whereas By-law 0225-2007, as amended, permits a maximum sloped roof height of 9.00m (approx. 29.52ft) in this instance;
3. A gross floor area of 331sq.m (approx. 3,563sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 289.35sq.m (approx. 3,114.64sq.ft) in this instance;
4. A gross floor area for an accessory structure of 32.67sq.m (approx. 351.67sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area for an accessory structure of 10.00sq.m (approx. 107.64sq.ft) in this instance; and
5. A height of an accessory structure of 4.50m (approx. 14.76ft) whereas By-law 0225-2007, as amended, permits a maximum height of an accessory structure of 3.00m (approx. 9.84ft) in this instance.

H. Dubbeldam, 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 12, 2019)
- City of Mississauga, Transportation and Works Department (dated November 8, 2019)
- City of Mississauga, Community Services Department, Park Planning (dated November 6, 2019)
- Region of Peel (dated November 13, 2019)
- Toronto Region Conservation (dated October 21, 2019)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- A petition of support was received through the agent signed by seven area residents.

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 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: J. Page SECONDED BY: W. Shahrukh CARRIED

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITIONS:

To allow the construction of a new house on the subject property and to allow the existing accessory structure to remain proposing:

1. A lot coverage of 30.8% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.0% of the lot area in this instance;
2. A sloped roof height of 9.23m whereas By-law 0225-2007, as amended, permits a maximum sloped roof height of 9.00m in this instance;
3. A gross floor area of 331sq.m whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 289.35sq.m in this instance;
4. A gross floor area for an accessory structure of 32.67sq.m whereas By-law 0225-2007, as amended, permits a maximum gross floor area for an accessory structure of 10.00sq.m in this instance;
5. A height of an accessory structure of 4.50m whereas By-law 0225-2007, as amended, permits a maximum height of an accessory structure of 3.00m in this instance; and
6. To permit a basement walkout below the Regulatory Flood Level identified by the Conservation Authority having jurisdiction whereas, By-law 0225-2007, as amended, does not permit windows, doors and other openings below the Regulatory Flood Level identified by the Conservation Authority having jurisdiction.

CONDITION(S):

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

Committee Decision dated at the City of Mississauga on November 28, 2019.

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

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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 18, 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 **4665 CENTRAL PARKWAY EAST.**

Date of Hearing on Thursday November 21, 2019
Date Decision Signed by the Committee November 28, 2019

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 3:07p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow a private career college proposing a commercial school use whereas By-law 0225-2007, as amended, does not permit a commercial school use in this instance.

H. Shoukris, agent, attended and presented evidence and comment in support of the application.

BACKGROUND

On September 19, 2019, H. Shoukris, agent, requested to defer the application to meet with staff and provide additional information.

Committee consented to the request and deferred the application to the November 21st, 2019 hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated September 11, 2019)
- City of Mississauga, Transportation and Works Department (dated September 6, 2019)
- Region of Peel (dated September 3, 2019)

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated November 12, 2019)
- City of Mississauga, Transportation and Works Department (dated November 8, 2019)
- Region of Peel (dated November 13, 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 scale of operations of the school.

DECISION

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

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

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

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED:

To allow a private career college proposing a commercial school use within Unit 3 whereas By-law 0225-2007, as amended, does not permit a commercial school use in this instance.

Committee Decision dated at the City of Mississauga on November 28, 2019.

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

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NOTES:

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