

COMMITTEE OF ADJUSTMENT RESULTS



Location: COUNCIL CHAMBER

Hearing: NOVEMBER 28, 2019 AT 1:30 P.M.

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

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

NEW APPLICATIONS - (CONSENT)

B-074/19	KS GTA INDUSTRIAL INC	1355 & 1365 FEWSTER DR	3	Deferred
A-449/19				(June 4)
A-450/19				

DEFERRED APPLICATIONS (CONSENT)

NONE

NEW APPLICATIONS - (MINOR VARIANCE)

A-448/19	JOHN AND VERA HOPKINS	161 ANGELENE ST	1	Approved
				(AA, AC)
A-451/19	ALLAN & Eeva HOPLEY	1292 CONTOUR DR	2	Approved
A-452/19	DENTORAMA LABORATORY INC	3065-3075 RIDGEWAY DR	8	Approved
A-453/19	EDMUND JAKAJ	769 ANNAMORE RD	3	Approved
				(AA, AC)

DEFERRED APPLICATIONS - (MINOR VARIANCE)

A-273/19	NESTOR MARTYNETS & TETYANA LUNDYAK	4159 TOMKEN RD	3	Approved
				(AC, AT)
A-289/19	RUO ZHAO WEI	3480 JOAN DR	7	Deferred
				(March 26)
A-362/19	ABSOLUTE BUILDING SOLUTIONS INC	16 JAMES ST	11	Deferred
				(Feb 20)
A-375/19	SIDHU SUKHJINDER, BENIWAL NAVPREET, & SIDHU RAJINDER	38 SLEDMAN ST	5	Approved
A-442/19	25 & 75 WATLINE LTD C/O BENTALL GREEN OAK (CANADA) LP	25 WATLINE AVE	5	Approved

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 **161 Angelene Street**.
Date of Hearing on Thursday November 28, 2019
Date Decision Signed by the Committee December 5, 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 applicants request the Committee to allow temporary trailer parking on the subject property proposing:

1. A trailer length greater than 7 meters to be parked on a driveway in a residential zone on a temporary basis, whereas By-law 0225-2007, as amended, does not permit this trailer length in this instance;
2. A trailer length of 9.42m (approx.30.91ft) whereas By-law 0225-2007, as amended, permits a maximum trailer length of 7.00m (approx. 22.96ft) in this instance; and
3. Trailer parking for 168 consecutive hours whereas By-law 0225-2007, as amended, permits a trailer to be parked for a maximum of 72 consecutive hours in this instance.

V. Hopkins, 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 19, 2019)
- City of Mississauga, Transportation and Works Department (dated November 15, 2019)
- Region of Peel (dated November 14, 2019)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from one area resident expressing objection for the subject application.

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

DECISION

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

Committee has taken into consideration, on balance, any and all submissions made before its decision including one 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: S. Patrizio SECONDED BY: D. Kennedy CARRIED

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED SUBJECT TO TERM(S):

To allow temporary trailer parking on the subject property proposing:

1. One trailer with a maximum trailer length of 9.42m and a maximum height of 3m to be parked on a driveway in a residential zone whereas By-law 0225-2007, as amended permits a maximum length of 7m to be parked on a driveway; and
2. One trailer to be parked on a driveway in a Residential zone on a temporary basis for a period of not more than 168 hours in any one (1) calendar month between May and October.

TERM(S):

1. Subject to trailer being parked as indicated on the site plan approved by the Committee.

Committee Decision dated at the City of Mississauga on December 5, 2019.

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

I certify this is copy of the decision of the Committee's decision given on December 5, 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 25, 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 **1292 Contour Drive**.
Date of Hearing on Thursday November 28, 2019
Date Decision Signed by the Committee December 5, 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 1:43p.m.

APPLICATION DETAILS

The applicants request the Committee to approve a minor variance to allow the existing boardwalk to remain proposing:

1. An uncovered deck, not exceeding 1.2m (approx. 3.94ft) in height above grade at any point, located in the rear yard, within 0.61m (approx. 2.00ft) to any side lot line and within 1.50m (approx. 4.92ft) of the rear lot line whereas By-law 0225-2007, as amended, requires a minimum setback of 0.61m (approx. 2.00ft) to a side lot line and 1.50m (approx. 4.92ft) to a rear lot line in this instance; and
2. An uncovered deck, not exceeding 1.2m (approx. 3.94ft) in height above grade at any point, located in the rear yard, within 7.50m (approx. 24.60ft) of the rear lot line whereas By-law 0225-2007, as amended, requires a minimum setback of 7.50m (approx. 24.60ft) to a rear lot line in this instance.

S. Hopley, 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 19, 2019)
- City of Mississauga, Transportation and Works Department (dated November 15, 2019)
- Region of Peel (dated November 14, 2019)
- Credit Valley Conservation (dated November 6, 2019)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from three area residents expressing support for the subject application.

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

DECISION

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

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

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

The Decision of the Committee is:

APPLICATION APPROVED:

To allow the existing boardwalk to remain proposing:

1. An uncovered deck, not exceeding 1.2m in height above grade at any point, located in the rear yard, within 0.61m to any side lot line and within 1.50m of the rear lot line whereas By-law 0225-2007, as amended, requires a minimum setback of 0.61m to a side lot line and 1.50m to a rear lot line in this instance; and
2. An uncovered deck, not exceeding 1.2m in height above grade at any point, located in the rear yard, within 7.50m of the rear lot line whereas By-law 0225-2007, as amended, requires a minimum setback of 7.50m to a rear lot line in this instance.

Committee Decision dated at the City of Mississauga on December 5, 2019.

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

I certify this is copy of the decision of the Committee's decision given on December 5, 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 25, 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 **3065-3075 Ridgeway Drive Unit 11.**

Date of Hearing on Thursday November 28, 2019

Date Decision Signed by the Committee December 5, 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 operation of a personal service establishment and recreational facility within Unit 11 of the subject property proposing 259 parking spaces for all uses on site whereas By-law 0225-2007, as amended, requires a minimum of 501 parking spaces for all uses on site in this instance.

N. Dell, 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 19, 2019)
- City of Mississauga, Transportation and Works Department (dated November 15, 2019)
- Region of Peel (dated November 14, 2019)

CORRESPONDENCE & DISCUSSION

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

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: S. Patrizio SECONDED BY: W. Shahrukh CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

To allow the operation of a personal service establishment and recreational facility within Unit 11 of the subject property proposing 259 parking spaces for all uses on site whereas By-law 0225-2007, as amended, requires a minimum of 501 parking spaces for all uses on site in this instance.

Committee Decision dated at the City of Mississauga on December 5, 2019.

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

I certify this is copy of the decision of the Committee's decision given on December 5, 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 25, 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 **769 Annamore Road**.
Date of Hearing on Thursday November 28, 2019
Date Decision Signed by the Committee December 5, 2019

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:49p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the construction of an addition and accessory structure on the subject property proposing:

1. A lot coverage of 48% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35% of the lot area in this instance; and
2. An accessory structure floor area of 14sq.m (approx. 151sq.ft) whereas By-law 0225-2007, as amended, permits a maximum accessory structure floor area of 10sq.m (approx. 108sq.ft) in this instance.

I. Morson, 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 19, 2019)
- City of Mississauga, Transportation and Works Department (dated November 15, 2019)
- Region of Peel (dated November 14, 2019)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from one area resident expressing objection for the subject application.

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

DECISION

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

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: S. Patrizio SECONDED BY: D. George CARRIED

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED SUBJECT TO TERM(S):

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

1. A lot coverage of 45% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35% of the lot area in this instance;
2. An accessory structure floor area of 14.4sq.m whereas By-law 0225-2007, as amended, permits a maximum accessory structure floor area of 10.0sq.m in this instance; and
3. A 0.31m setback for the existing decorative paving/hard surfaced area to any lot line; whereas, By-law 0225-2007, as amended, requires a minimum setback to any lot line of 0.61m, in this instance.

TERM(S):

1. The shed shall be equipped with an eaves trough and downspout directed internal to the site and not towards abutting properties.

Committee Decision dated at the City of Mississauga on December 5, 2019.

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

I certify this is copy of the decision of the Committee's decision given on December 5, 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 25, 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 **4159 TOMKEN ROAD**.
Date of Hearing on Thursday November 28, 2019
Date Decision Signed by the Committee December 5, 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 a medical office on the subject property proposing:

1. A Medical Office – Restricted use within a detached dwelling whereas By-law 0225-2007, as amended, does not permit such a use in this instance;
2. Two tandem parking spaces whereas By-law 0225-2007, as amended, does not permit tandem parking spaces in this instance.
3. The provision of no parking spaces for persons with disabilities whereas By-law 0225-2007, as amended, requires one parking space for persons with disabilities in this instance;
4. A front soft landscaped area of 34.1% whereas By-law 0225-2007, as amended, requires a minimum 40.0% front soft landscaped area in this instance;
5. A front yard measured to the parking area of 2.13m (approx. 6.99ft) whereas By-law 0225-2007, as amended, requires a minimum front yard measured to the parking area of 4.50m (approx. 14.76ft) in this instance; and
6. A driveway width of 16.00m (approx. 52.49ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.69ft) in this instance.

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

BACKGROUND

On July 18, 2019, B. Oughtred, agent, requested to defer the application to meet with zoning staff.

Committee consented to the request and deferred the application to the September 12th, 2019 hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated July 8, 2019)
- City of Mississauga, Transportation and Works Department (dated July 5, 2019)
- Region of Peel (dated June 28, 2019)

On September 12, 2019, B. Oughtred, agent, attended and presented evidence and comment in support of the application.

Committee asked questions of the agent and expressed concerns regarding the configuration and amount of the proposed parking.

The agent requested to defer the application to meet with staff.

Committee consented to the request and deferred the application to the November 28th, 2019 hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated September 3, 2019)
- City of Mississauga, Transportation and Works Department (dated August 30, 2019)
- Region of Peel (dated August 29, 2019)
- One letter of support was received from an area resident

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated November 19, 2019)
- City of Mississauga, Transportation and Works Department (dated November 15, 2019)
- Region of Peel (dated November 14, 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 including one written submissions. They have also considered all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and the majority of the members have determined that the application is minor in nature, desirable for the appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law and the Official Plan are maintained.

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

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

The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO TERMS AND CONDITIONS FOR A TEMPORARY PERIOD OF 5 YEARS (approval will lapse on Dec, 31, 2024):

To allow a medical office on the subject property proposing:

1. A Medical Office – Restricted use within a detached dwelling whereas By-law 0225-2007, as amended, does not permit such a use in this instance;
2. Two tandem parking spaces whereas By-law 0225-2007, as amended, does not permit tandem parking spaces in this instance.
3. The provision of no parking spaces for persons with disabilities whereas By-law 0225-2007, as amended, requires one parking space for persons with disabilities in this instance;
4. A front soft landscaped area of 34.1% whereas By-law 0225-2007, as amended, requires a minimum 40.0% front soft landscaped area in this instance;
5. A front yard measured to the parking area of 2.13m whereas By-law 0225-2007, as amended, requires a minimum front yard measured to the parking area of 4.50m in this instance; and
6. A driveway width of 16.00m whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m in this instance.

TERM:

1. Tandem parking shall only be used for staff parking.

CONDITION:

1. Widening of one parking spot adjacent to the front porch.

Committee Decision dated at the City of Mississauga on December 5, 2019.

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

I certify this is copy of the decision of the Committee's decision given on December 5, 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 25, 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 **38 SLEDMAN STREET**.
Date of Hearing on Thursday November 28, 2019
Date Decision Signed by the Committee December 5, 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 2:10p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow a widened driveway proposing a driveway width of 7.60m (approx. 24.93ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.68ft) in this instance.

K. Jaura, agent, attended and presented evidence and comment in support of the application.

BACKGROUND

On September 26, 2019, K. Jaura, agent, attended and requested to defer the application to address staff concerns.

The Committee consented to the request and deferred the application to the November 28th, 2019 hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated September 17, 2019)
- City of Mississauga, Transportation and Works Department (dated September 13, 2019)
- Region of Peel (dated September 4, 2019)
- A letter of no objection was received from one area resident.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated November 19, 2019)
- City of Mississauga, Transportation and Works Department (dated November 15, 2019)
- Region of Peel (dated November 14, 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 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: D. Cook SECONDED BY: W. Shahrukh CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

To allow a widened driveway proposing a driveway width of 7.60m whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m in this instance.

Committee Decision dated at the City of Mississauga on December 5, 2019.

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

I certify this is copy of the decision of the Committee's decision given on December 5, 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 25, 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 **25 WATLINE AVENUE**.
Date of Hearing on Thursday November 28, 2019
Date Decision Signed by the Committee December 5, 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 2:19p.m.

APPLICATION DETAILS

The applicant requests the Committee to authorize a minor variance to permit a parking reduction on the subject property, proposing a total of 362 parking space, whereas By-law 0225-2007, as amended, requires a minimum of 404 parking spaces in this instance.

A. Vaid, 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

The Secretary – Treasurer noted the comments received from:

- One letter of support received from an area resident.
- One petition of support signed by 5 area residents.

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

DECISION

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

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

MOVED BY: W. Shahrukh SECONDED BY: S. Patrizio CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

To permit a parking reduction on the subject property, proposing a total of 362 parking space, whereas By-law 0225-2007, as amended, requires a minimum of 404 parking spaces in this instance.

Committee Decision dated at the City of Mississauga on December 5, 2019.

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

I certify this is copy of the decision of the Committee's decision given on December 5, 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 25, 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.