

COMMITTEE OF ADJUSTMENT RESULTS



Location: COUNCIL CHAMBER
Hearing: DECEMBER 5, 2019 AT 1:30 P.M.

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

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

MOTIONS

A436/18 – 5029-5035 Hurontario St: Motion to close the file due to inactivity and inability to reach the agent. Construction has already begun on the site. Last scheduled for Jan 17.

A200/19 – 11095-1097 Lakeshore Rd E: Motion to close the file due to inactivity and inability to reach the agent. Last scheduled for Oct 24 where Agent did not appear.

NEW APPLICATIONS - (CONSENT)

| | | | | |
|----------|------------------|-------------------|---|------------------|
| B-075/19 | AGNESE MINICUCCI | 2552 GLENGARRY RD | 7 | Approved (AC) |
| A-463/19 | | | | Approved (AC) |
| A-464/19 | | | | Approved (AC) |

NEW APPLICATIONS - (MINOR VARIANCE)

| | | | | |
|----------|---|------------------------------|---|-----------------------|
| A-454/19 | SUJAN SINGH RANDHAWA & AMARJIT KAUR RANDHAWA | 7491 HOMESIDE GDNS | 5 | Approved (ACP) |
| A-455/19 | TRIG INVESTMENTS INC | 1732-1736 HOLLOW OAK TERR | 2 | Approved |
| A-456/19 | | | | |
| A-458/19 | 774934 ONTARIO INC | 2101 DIXIE RD | 1 | Approved (ACP) |
| A-459/19 | JOSE GIOVANY ALFARO VALLE | 1365 KENMUIR AVE | 1 | Approved (ACP) |
| A-460/19 | ANTONETTE BORG ESTRELA & JOSE B ESTRELA | 1499 TROTWOOD AVE | 1 | D (Mar 12) |
| A-461/19 | DONNA MARIE ARAUJO | 4286 GREYBROOK CRES | 3 | Approved (AA) |
| A-462/19 | EVERGREEN MISSISSAUGA CCRC (2015) LIMITED PARTNERSHIP GP INC | 800 SCOLLARD CRT | 6 | Approved (AA, AC) |
| A-465/19 | JOHN DAVID & ERIKA DAVID | 1716 ANGELA CRES | 2 | Approved (AA, ACP) |

DEFERRED APPLICATIONS - (MINOR VARIANCE)

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|----------|---|--------------------|---|-----------------------------|
| A-339/19 | 2184698 ONTARIO INC | 5086 CREDITVIEW RD | 6 | Approved |
| A-351/19 | KULWINDER LIDDAR | 4644 ROSEBUSH RD | 6 | Approved (AA, AC) |
| A-384/19 | AKGROUP PROPERTIES INC. | 25 DUNDAS ST W | 7 | Approved (AC, AA, AT) |
| A-402/19 | PHANI KUMAR SHEELA | 5953 SIDMOUTH ST | 6 | Approved |
| A-409/19 | 1997937 ONTARIO INC./5081 HURONTARIO LIMITED PARTNERSHIP | 5081 HURONTARIO ST | 5 | Approved (AA, AC) |

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 **2552 GLENGARRY ROAD**.
Date of Hearing on Thursday [December 5, 2019]
Date Decision Signed by the Committee [December 12, 2019]

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

No Member declared a pecuniary interest for this application.

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

APPLICATION DETAILS

The applicant requests the approval of the Committee to sever a parcel of land for the creation of a new lot. The parcel of land has a frontage of approximately 15.25m (50.03ft) and an area of approximately 812.50sq.m (8,745.68sq.ft).

M. McConville, 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 26, 2019)
- City of Mississauga, Transportation and Works Department (dated November 22, 2019)
- City of Mississauga, Community Services Department, Park Planning (dated November 22, 2019)
- Region of Peel (dated November 19, 2019)
- Bell Canada, Right-of-Way (dated November 12, 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: D. George SECONDED BY: W. Shahrukh CARRIED

The Decision of the Committee is:

APPLICATION APPROVED ON CONDITIONS AS STATED IN APPENDIX A:

The applicant requests the approval of the Committee to sever a parcel of land for the creation of a new lot. The parcel of land has a frontage of approximately 15.25m and an area of approximately 812.50sq.m.

Committee Decision dated at the City of Mississauga on [December 12, 2019.]

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

I certify this is copy of the decision of the Committee's decision given on [December 12, 2019.]

| | |
|---|---|
| <u>"S. KENNEY"</u> 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 16, 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 **[January 5, 2020.]**

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 16, 2020.]

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

Appendix A – Conditions of Provisional Consent

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

Appendix A – Conditions of Provisional Consent

1. Approval of the draft reference plan(s), as applicable, shall be obtained at the Committee of Adjustment office, and; the required number of prints of the resultant deposited reference plan(s) shall be received.
2. An application amendment letter shall be received from the applicant or authorized agent confirming that the conveyed land shall be together with and/or subject to services easement(s) and/or right(s)-of-way, if necessary, in a location and width as determined by the Secretary-Treasurer based on written advice from the agencies having jurisdiction for any service or right for which the easement or right-of-way is required; alternatively, a letter shall be received from the applicant or authorized agent confirming that no services easement(s) and/or right(s)-of-way, are necessary.
3. A letter shall be received from the City of Mississauga, Manager of Zoning Plan Examination, indicating that the conveyed land and retained lands comply with the provisions of the Zoning By-law, or alternatively; that any variances are approved by the appropriate authorities and that such approval is final and binding. ("A"463/19 & "A"464/19)
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 22, 2019.
5. A letter shall be received from the City of Mississauga, Community Services Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated November 22, 2019.

Lot Creation

- a. The variance application approved under File(s) A463/19 & A464/19 must be finalized.

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

TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: November 22, 2019

RE: **Applicant:** Agnese Minicucci
Date of Hearing: December 5, 2019
Our File: 'B' 75/19, Ward 7 (Z-16)

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. Road Widening on Glengarry Road

The owner will be required to dedicate gratuitously to the City of Mississauga an approximate 3.00 metre road widening across the Glengarry Road frontage towards the ultimate right-of way width of 26 meters. We are also advising that any particulars with regards to land dedication for the widening have to be to the satisfaction of the City of Mississauga's Ontario Land Surveyor and our Traffic Section.

3. Environmental Site Assessment (ESA) for Road Widening on Glengarry Road Dedication

In regards to Condition A.2., the applicant will be required to deed gratuitously to the City a road widening across the Glengarry Road frontage. Therefore, 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 Mississauga to make reliance on the findings and conclusions presented in the report.

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

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 which may include the requirement to enter into a Development Agreement.

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.

4. Fee Requirements as Per Fees and Charges By-Law

As per the City of Mississauga's Fees and Charges By-law there will be a fee required to be paid to the Legal Services Department for their services, in particular for the preparation of documents required for items pertaining a road widening. The fee amount payable will be in accordance with the current Fees and Charges Bylaw and be submitted to the Transportation and Works Department in the form of a certified cheque.

5. Municipal Address Requirement

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

B. GENERAL INFORMATION

1. Lot Grading and Drainage

We advise the applicant that issuance of any building permits for the new dwelling 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

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

owner depositing adequate securities with the City to guarantee proper road reinstatement.

3. Access

We are also noting that should any utilities need to be relocated, or municipal curbs need to be modified, all costs incurred will also be to the owner.

4. Storm Sewer Outlet

The storm outlet is the existing 750mm diameter storm sewer on Glengarry Road. Please note the minimum basement elevation for a gravity connection is 1m above the top of the storm sewer in the street.

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

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

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

DATE: November 22, 2019

FILE: "B" 75/19

SUBJECT: CONSENT APPLICATION
2552 GLENGARRY ROAD
AGNESE MINICUCCI
WARD 7

DECEMBER 5, 2019 PUBLIC HEARING OF THE COMMITTEE OF ADJUSTMENT

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

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

- 3 Norway Maples – Good Condition, and Accolade Elm – Fair 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 future driveways do not impact or require the removal of the above noted trees.
2. The applicant shall provide a cash contribution of \$1,723.50 for planting of three (3) street trees on Glengarry Road. This figure is subject to the most recent Fees and Charges By-law at the time of payment and is therefore subject to change.
3. The applicant shall provide tree protection securities in the amount of \$9,564.50 for the above noted trees.
4. The applicant shall provide frame tree hoarding at 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. Payment for street tree fees and charges can be made at the Parks and Forestry customer service counter located at 950 Burnhamthorpe Road West in the form of a certified cheque, bank draft, or money order payable to the City of Mississauga.
2. Prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes is 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.

Committee Decision dated at the City of Mississauga on December 12, 2019. |

S. PATRIZIO (CHAIR)

D. GEORGE

W. SHAHRUKH

D. KENNEDY

J. PAGE

J. KWAST

D. COOK

I certify the Committee Members who concurred with the decision signed this on December 12, 2019.
|

SEAN KENNEY - SECRETARY-TREASURER

Appendix A – Conditions of Provisional Consent

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

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 **2552 GLENGARRY ROAD**.
Date of Hearing on Thursday December 5, 2019
Date Decision Signed by the Committee December 12, 2019

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

No Member declared a pecuniary interest for this application.

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

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the creation of a new lot, being the severed lands from application B75/19, proposing a lot frontage of 15.25m (approx. 50.03ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 22.50m (approx. 73.82ft) in this instance.

M. McConville, 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 26, 2019)
- City of Mississauga, Transportation and Works Department (dated November 22, 2019)
- Region of Peel (dated November 19, 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. George SECONDED BY: W. Shahrukh CARRIED

The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO CONDITION(S):

To allow the creation of a new lot, being the severed lands from application B75/19, proposing a lot frontage of 15.25m whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 22.50m in this instance.

CONDITION(S):

This application shall lapse in the event that the parcel of land created under file B75/19 is not registered/created at the Land Registry Office.

Committee Decision dated at the City of Mississauga on December 12, 2019.

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

I certify this is copy of the decision of the Committee's decision given on December 12, 2019.

| | |
|---|---|
| <u>"S. KENNEY"</u> 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 **January 1, 2020**.

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.

Committee Decision dated at the City of Mississauga on December 12, 2019.

S. PATRIZIO (CHAIR)

D. GEORGE

W. SHAHRUKH

D. KENNEDY

J. PAGE

J. KWAST

D. COOK

I certify the Committee Members who concurred with the decision signed this on December 12, 2019.

SEAN KENNEY - SECRETARY-TREASURER

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 **2552 GLENGARRY ROAD**.
Date of Hearing on Thursday December 5, 2019
Date Decision Signed by the Committee December 12, 2019

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

No Member declared a pecuniary interest for this application.

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

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the creation of a new lot, being the retained lands from application B75/19, proposing a lot frontage of 15.25m (approx. 50.03ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 22.50m (approx. 73.82ft) in this instance.

M. McConville, 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 26, 2019)
- City of Mississauga, Transportation and Works Department (dated November 22, 2019)
- Region of Peel (dated November 19, 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. George SECONDED BY: W. Shahrukh CARRIED

The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO CONDITION(S):

To allow the creation of a new lot, being the retained lands from application B75/19, proposing a lot frontage of 15.25m whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 22.50m in this instance.

CONDITION(S):

This application shall lapse in the event that the parcel of land created under file B75/19 is not registered/created at the Land Registry Office.

Committee Decision dated at the City of Mississauga on December 12, 2019.

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

I certify this is copy of the decision of the Committee's decision given on December 12, 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 **January 1, 2020**.

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.

Committee Decision dated at the City of Mississauga on December 12, 2019.

S. PATRIZIO (CHAIR)

D. GEORGE

W. SHAHRUKH

D. KENNEDY

J. PAGE

J. KWAST

D. COOK

I certify the Committee Members who concurred with the decision signed this on December 12, 2019.

SEAN KENNEY - SECRETARY-TREASURER

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 **7491 HOMESIDE GARDENS**.
Date of Hearing on Thursday December 5, 2019
Date Decision Signed by the Committee December 12, 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 1:39p.m.

APPLICATION DETAILS

The applicants request the Committee to approve a minor variance to allow the construction of a new home on the subject property proposing:

1. A lot coverage of 34.62% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% of the lot area in this instance; and
2. A gross floor area of 336.07sq.m (approx. 3,617.55sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 266.13sq.m (approx. 2,864.69sq.ft) in this instance.

D. Roychaudhuri, 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 26, 2019)
- City of Mississauga, Transportation and Works Department (dated November 22, 2019)
- Region of Peel (dated November 19, 2019)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from one area resident expressing no objection 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 1 written submission. They have also considered all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and the majority of the members have determined that the application is minor in nature, desirable for the appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law and the Official Plan are maintained.

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

MOVED BY: J. Page SECONDED BY: J. Kwast CARRIED

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITIONS:

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

1. A lot coverage of 34.62% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% of the lot area in this instance; and
2. A gross floor area of 336.07sq.m whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 266.13sq.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 December 12, 2019.

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

I certify this is copy of the decision of the Committee's decision given on December 12, 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 **January 1, 2020**.

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.

Committee Decision dated at the City of Mississauga on December 12, 2019.

S. PATRIZIO (CHAIR)

D. GEORGE

W. SHAHRUKH

D. KENNEDY

J. PAGE

J. KWAST

D. COOK

I certify the Committee Members who concurred with the decision signed this on December 12, 2019.

SEAN KENNEY - SECRETARY-TREASURER

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 **1732 HOLLOW OAK TERRACE**.
Date of Hearing on Thursday December 5, 2019
Date Decision Signed by the Committee December 12, 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 applicant requests the Committee to approve a minor variance to allow a two-storey single detached dwelling proposing a setback to a railway of 27.00m (approx. 88.58ft) whereas By-law 0225-2007, as amended, requires a minimum setback to a railway of 30.00m (approx. 98.43ft) in this instance.

S. Clark, 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 22, 2019)
- City of Mississauga, Transportation and Works Department (dated November 22, 2019)
- Region of Peel (dated November 19, 2019)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from one area resident expressing no objections for the subject application.

Committee asked questions of the agent who appeared before the Committee regarding discussions with the railway operator.

DECISION

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

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

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

The Decision of the Committee is:

APPLICATION APPROVED:

To allow a two-storey single detached dwelling proposing a setback to a railway of 27.00m whereas By-law 0225-2007, as amended, requires a minimum setback to a railway of 30.00m in this instance.

Committee Decision dated at the City of Mississauga on December 12, 2019.

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

I certify this is copy of the decision of the Committee's decision given on December 12, 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 **January 1, 2020**.

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.

Committee Decision dated at the City of Mississauga on December 12, 2019.

S. PATRIZIO (CHAIR)

D. GEORGE

W. SHAHRUKH

D. KENNEDY

J. PAGE

J. KWAST

D. COOK

I certify the Committee Members who concurred with the decision signed this on December 12, 2019.

SEAN KENNEY - SECRETARY-TREASURER

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 **1736 HOLLOW OAK TERRACE**.
Date of Hearing on Thursday December 5, 2019
Date Decision Signed by the Committee December 12, 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 applicant requests the Committee to approve a minor variance to allow a two-storey single detached dwelling proposing a setback to a railway of 27.00m (approx. 88.58ft) whereas By-law 0225-2007, as amended, requires a minimum setback to a railway of 30.00m (approx. 98.43ft) in this instance.

S. Clark, 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 22, 2019)
- City of Mississauga, Transportation and Works Department (dated November 22, 2019)
- Region of Peel (dated November 19, 2019)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from one area resident expressing no objections for the subject application.

Committee asked questions of the agent who appeared before the Committee regarding discussions with the railway operator.

DECISION

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

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

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

The Decision of the Committee is:

APPLICATION APPROVED:

To allow a two-storey single detached dwelling proposing a setback to a railway of 27.00m whereas By-law 0225-2007, as amended, requires a minimum setback to a railway of 30.00m in this instance.

Committee Decision dated at the City of Mississauga on December 12, 2019.

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

I certify this is copy of the decision of the Committee's decision given on December 12, 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 **January 1, 2020**.

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.

Committee Decision dated at the City of Mississauga on December 12, 2019.

S. PATRIZIO (CHAIR)

D. GEORGE

W. SHAHRUKH

D. KENNEDY

J. PAGE

J. KWAST

D. COOK

I certify the Committee Members who concurred with the decision signed this on December 12, 2019.

SEAN KENNEY - SECRETARY-TREASURER

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 **2101 DIXIE ROAD**.
Date of Hearing on Thursday December 5, 2019
Date Decision Signed by the Committee December 12, 2019

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

Mr. Cook declared a pecuniary interest in the application. He left the hearing room and did not participate in the proceedings in any manner.

The subject application was heard at approximately 1:46p.m.

APPLICATION DETAILS

The applicant requests the Committee to authorize a minor variance to permit a daycare proposing:

1. Eight parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 9 parking spaces in this instance; and
2. A landscape buffer of 0.00m (approx. 0.00ft.); whereas By-law 0225-2007, as amended, requires a minimum landscape buffer of 4.50m (approx. 14.76ft.) in this instance.

H. Zhou, 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 22, 2019)
- City of Mississauga, Transportation and Works Department (dated November 22, 2019)
- City of Mississauga, Community Services Department, Park Planning (dated November 22, 2019)
- Region of Peel (dated November 29, 2019)
- The Ministry of Transportation (dated November 5, 2019)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- A memorandum was received from Ward Councillor Dasko supporting area residents' concerns regarding the subject application.
- Correspondence was received from three area residents expressing objections to the subject application.
- Correspondence was received through the agent from one area resident expressing support for the subject application.

Committee asked questions of the agent who appeared before the Committee regarding circulation within the site for drop offs.

Two area residents appeared before the Committee and objected to the application. Concerns included traffic at drop off times, reduced parking, and the reduced landscape buffer.

Committee asked questions of staff regarding if the parking calculation was based off of the square footage or the capacity of the facility, as well as the potential maximum number of children and if it was constrained by the square footage of the building.

The agent indicated that regulations require a minimum of 30 square feet per student, however they intend to provide more space per student.

Committee expressed concerns about traffic circulation on the site. The agent indicated that they would be willing to work with the neighbourhood to reach satisfactory arrangements regarding transportation and drop off logistics.

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

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

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

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITION(S):

To permit a daycare proposing:

1. Eight parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 9 parking spaces in this instance; and
2. A landscape buffer of 0.45m; whereas By-law 0225-2007, as amended, requires a minimum landscape buffer of 4.50m 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 December 12, 2019.

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

I certify this is copy of the decision of the Committee's decision given on December 12, 2019.

| | |
|---|---|
| <u>"S. KENNEY"</u> 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 **January 1, 2020**.

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.

Committee Decision dated at the City of Mississauga on December 12, 2019.

S. PATRIZIO (CHAIR)

D. GEORGE

W. SHAHRUKH

D. KENNEDY

J. PAGE

J. KWAST

ABSENT

D. COOK

I certify the Committee Members who concurred with the decision signed this on December 12, 2019.

SEAN KENNEY - SECRETARY-TREASURER

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 **1365 KENMUIR AVENUE.**
Date of Hearing on Thursday December 5, 2019
Date Decision Signed by the Committee December 12, 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 2:14p.m.

APPLICATION DETAILS

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

1. A northerly side yard measured to the first storey of 0.99m (approx. 3.24ft) whereas By-law 0225-2007, as amended, requires a minimum northerly side yard measured to the first storey of 1.80m (approx. 5.91ft) in this instance;
2. A northerly side yard measured to the second storey of 0.99m (approx. 3.24ft) whereas By-law 0225-2007, as amended, requires a minimum northerly side yard measured to the second storey of 2.41m (approx. 7.91ft) in this instance;
3. A northerly side yard measured to the eaves of 0.38m (approx. 1.24ft) whereas By-law 0225-2007, as amended, permits a maximum northerly side yard measured to the eaves of 1.96m (approx. 6.43ft) in this instance;
4. A southerly side yard measured to the eaves of 0.43m (approx. 1.41ft) whereas By-law 0225-2007, as amended, permits a maximum southerly side yard measured to the eaves of 1.96m (approx. 6.43ft) in this instance;
5. A combined side yard width of 1.96m (approx. 6.43ft) whereas By-law 0225-2007, as amended, requires a minimum combined side yard width of 5.43m (approx. 17.81ft) in this instance;
6. A south side yard measured to the first storey of 0.97m (approx. 3.18ft) whereas By-law 0225-2007, as amended, requires a minimum south side yard measured to the first storey of 1.80m (approx. 5.91ft) in this instance;
7. A south side yard measured to the second storey of 0.97m (approx. 3.18ft) whereas By-law 0225-2007, as amended, requires a minimum south side yard measured to the second storey of 2.41m (approx. 7.91ft) in this instance;
8. A height measured to the highest ridge of the roof of 9.55m (approx. 31.33ft) whereas By-law 0225-2007, as amended, permits a maximum height measured to the highest ridge of the roof of 9.00m (approx. 29.53ft) in this instance; and
9. A height measured to the underside of the eaves of 7.44m (approx. 24.41ft) whereas By-law 0225-2007, as amended, permits a maximum height measured to the underside of the eaves of 6.40m (approx. 21.00ft) in this instance.

G. Alfaro, 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 22, 2019)
- City of Mississauga, Transportation and Works Department (dated November 22, 2019)
- Region of Peel (dated November 19, 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 regarding the additional variances identified by City staff. The property owner indicated that they would comply with those provisions and would not need to add the variances to the application.

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 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: J. Kwast CARRIED

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITION(S):

To allow the construction of a two storey dwelling on the subject property proposing:

1. A northerly side yard measured to the first storey of 0.99m whereas By-law 0225-2007, as amended, requires a minimum northerly side yard measured to the first storey of 1.80m in this instance;
2. A northerly side yard measured to the second storey of 0.99m whereas By-law 0225-2007, as amended, requires a minimum northerly side yard measured to the second storey of 2.41m in this instance;
3. To permits a maximum eave encroachment of 0.61m whereas By-law 0225-2007, as amended, permits a maximum eave encroachment of 0.45m in this instance;
4. A combined side yard width of 1.96m whereas By-law 0225-2007, as amended, requires a minimum combined side yard width of 5.43m in this instance;
5. A south side yard measured to the first storey of 0.97m whereas By-law 0225-2007, as amended, requires a minimum south side yard measured to the first storey of 1.80m in this instance;
6. A south side yard measured to the second storey of 0.97m whereas By-law 0225-2007, as amended, requires a minimum south side yard measured to the second storey of 2.41m in this instance;
7. A height measured to the highest ridge of the roof of 9.55m whereas By-law 0225-2007, as amended, permits a maximum height measured to the highest ridge of the roof of 9.00m in this instance; and
8. A height measured to the underside of the eaves of 7.44m whereas By-law 0225-2007, as amended, permits a maximum height measured to the underside of the eaves of 6.40m 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 December 12, 2019.

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

I certify this is copy of the decision of the Committee's decision given on December 12, 2019.

"S. KENNEY"

For a signed copy of this document

SEAN KENNEY - SECRETARY-TREASURER

please call 905-615-3200 ext. 2408 or
email Committee.Adjustment@mississauga.ca

A copy of Section 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 **January 1, 2020**.

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.

Committee Decision dated at the City of Mississauga on December 12, 2019.

S. PATRIZIO (CHAIR)

D. GEORGE

W. SHAHRUKH

D. KENNEDY

J. PAGE

J. KWAST

D. COOK

I certify the Committee Members who concurred with the decision signed this on December 12, 2019.

SEAN KENNEY - SECRETARY-TREASURER



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 **4286 GREYBROOK CRESCENT**.
Date of Hearing on Thursday December 5, 2019
Date Decision Signed by the Committee December 12, 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 2:34p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow a widened driveway on the subject property proposing a driveway width of 6.17m (approx. 20.24ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 5.20m (approx. 17.06ft) in this instance.

D. Araujo, 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 26, 2019)
- City of Mississauga, Transportation and Works Department (dated November 22, 2019)
- Region of Peel (dated November 19, 2019)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from one area resident expressing concerns for the subject application.
- Correspondence was received from one area resident expressing support for the subject application.
- A petition of support was received through the property owner signed by 12 area residents.

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

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

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

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED:

To allow a widened driveway on the subject property proposing:

1. A driveway width of 6.17m whereas By-law 0225-2007, as amended, permits a maximum driveway width of 5.20m in this instance; and
2. Walkway attachments of 2.20m on each side of the driveway whereas By-law 0225-2007, as amended, permits a maximum walkway attachment of 1.50m in this instance.

Committee Decision dated at the City of Mississauga on December 12, 2019.

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

I certify this is copy of the decision of the Committee's decision given on December 12, 2019.

| | |
|---|---|
| <u>"S. KENNEY"</u> 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 **January 1, 2020**.

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.

Committee Decision dated at the City of Mississauga on December 12, 2019.

S. PATRIZIO (CHAIR)

D. GEORGE

W. SHAHRUKH

D. KENNEDY

J. PAGE

J. KWAST

D. COOK

I certify the Committee Members who concurred with the decision signed this on December 12, 2019.

SEAN KENNEY - SECRETARY-TREASURER

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 **800 SCOLLARD COURT**.
Date of Hearing on Thursday December 5, 2019
Date Decision Signed by the Committee December 12, 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 2:38p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to permit a long term care facility on the subject property proposing 268 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 296 parking spaces in this instance.

R. Bartkowski, 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 26, 2019)
- City of Mississauga, Transportation and Works Department (dated November 22, 2019)
- Region of Peel (dated November 19, 2019)

CORRESPONDENCE & DISCUSSION

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

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

DECISION

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

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

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

MOVED BY: D. George SECONDED BY: W. Shahrukh CARRIED

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITIONS:

Evergreen Mississauga CCRC (2015) Limited Partnership GP Inc., 800 and 820 Scollard Court, is requesting the Committee to permit the construction of a long term care facility and the existing retirement home to remain providing parking at a rate of 0.28 spaces/unit whereas Zoning By-law 0225-2007, as amended, requires a parking rate of 0.33 spaces/bed for a long term care facility and 0.5 spaces/unit for a retirement home in this instance.

CONDITION(S):

1. The current reciprocal Shared Parking Agreement, registered on title, between the condominium visitor parking (31 stalls) and the retirement home (32 stalls) continue to be in effect.

Committee Decision dated at the City of Mississauga on December 12, 2019.

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|---|-----------------------------------|
| <u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR) | <u>"D. GEORGE"</u> D. GEORGE |
| <u>"W. SHAHRUKH"</u> W. SHAHRUKH | <u>"D. KENNEDY"</u> D. KENNEDY |
| <u>ABSENT</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 December 12, 2019.

| | |
|---|---|
| <u>"S. KENNEY"</u> 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 **January 1, 2020**.

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.

Committee Decision dated at the City of Mississauga on December 12, 2019.

S. PATRIZIO (CHAIR)

D. GEORGE

W. SHAHRUKH

D. KENNEDY

ABSENT

J. PAGE

J. KWAST

D. COOK

I certify the Committee Members who concurred with the decision signed this on December 12, 2019.

SEAN KENNEY - SECRETARY-TREASURER

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 **1716 ANGELA CRESCENT**.
Date of Hearing on Thursday December 5, 2019
Date Decision Signed by the Committee December 12, 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 2:43p.m.

APPLICATION DETAILS

The applicants request the Committee to approve a minor variance to permit an addition and a new deck on the subject property proposing:

1. A combined side yard of 3.79m (approx. 12.43ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 5.13m (approx. 16.83ft) in this instance; and
2. A minimum setback measured to a deck to adjacent G2 zone of 4.32m (approx. 14.17ft) whereas By-law 0225-2007, as amended, requires a minimum setback measured to a deck to adjacent G2 zone of 5.00m (approx. 16.40ft) in this instance.

E. David, co-owner of the property, attended and presented evidence and comment in support of the application. She indicated that another variance was identified after the submission of the variance application.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated November 22, 2019)
- City of Mississauga, Transportation and Works Department (dated November 22, 2019)
- City of Mississauga, Community Services Department, Park Planning (dated November 22, 2019)
- Region of Peel (dated November 19, 2019)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from three area residents expressing objections to the subject application.
- A petition of support was received through the co-owner signed by 7 area residents.

Committee asked questions of the agent who appeared before the Committee regarding the additional variance. Committee discussed whether the additional variance warranted a deferral and recirculation of the application.

The co-owner indicated that the garage and carport would be in the exact same location and that the variance is for an existing condition.

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

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

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

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITION(S):

To permit an addition and a new deck on the subject property proposing:

1. A combined side yard of 20% of the lot frontage (3.79m) whereas By-law 0225-2007, as amended, requires a minimum combined side yard setback of 27% of the lot frontage (5.13m) in this instance;
2. A deck setback of 4.36m to the adjacent G2 zone whereas By-law 0225-2007, as amended, requires a minimum setback of 5.00m to the adjacent G2 zone in this instance; and
3. A garage projection of 1.35m beyond the front wall of the dwelling whereas By-law 0225-2007, as amended, permits a maximum garage projection of 0.00m 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 December 12, 2019.

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

I certify this is copy of the decision of the Committee's decision given on December 12, 2019.

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|---|---|
| <u>"S. KENNEY"</u> 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 **January 1, 2020**.

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.

Committee Decision dated at the City of Mississauga on December 12, 2019.

S. PATRIZIO (CHAIR)

D. GEORGE

W. SHAHRUKH

D. KENNEDY

J. PAGE

J. KWAST

D. COOK

I certify the Committee Members who concurred with the decision signed this on December 12, 2019.

SEAN KENNEY - SECRETARY-TREASURER

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 **5086 CREDITVIEW ROAD**.
Date of Hearing on Thursday December 5, 2019
Date Decision Signed by the Committee December 12, 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 2:52p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow a commercial motor vehicle service station, store and gas station on the subject property proposing:

1. 19 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 30 spaces in this instance; and
2. A landscape buffer of 3.50m (approx. 11.48ft) abutting a residential zone whereas By-law 0225-2007, as amended, requires a minimum landscape butter of 4.50m (approx. 14.67ft) abutting a residential zone in this instance.

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

BACKGROUND

On August 22, 2019, L. Starr-Colthurst, agent, attended and requested deferral to submit a parking study.

Committee consented to the request and deferred the application to the October 10th, 2019 hearing.

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated 13, 2019)
- City of Mississauga, Transportation and Works Department (dated August 9, 2019)
- Region of Peel (dated August 2, 2019)

On October 10, 2019, M. Starr and N. Dell attended and requested to defer the application to meet with staff and submit revised material.

Committee consented to the request and deferred the application to the December 12, 2019 hearing with potential to move the date forward.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated October 1, 2019)
- City of Mississauga, Transportation and Works Department (dated September 27, 2019)
- Region of Peel (dated October 4, 2019)
- Letters of objection were received from two area residents.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated November 26, 2019)
- City of Mississauga, Transportation and Works Department (dated November 22, 2019)
- Region of Peel (dated November 19, 2019)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from one area resident expressing objections the subject application.
- A petition of support was received through the agent signed by 73 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 3 written submissions and 1 petition. They have also considered all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and the majority of the members have determined that the application is minor in nature, desirable for the appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law and the Official Plan are maintained.

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

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

The Decision of the Committee is:

APPLICATION APPROVED:

To allow a commercial motor vehicle service station, store and gas station on the subject property proposing:

1. 19 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 30 spaces in this instance; and
2. A landscape buffer of 3.50m abutting a residential zone whereas By-law 0225-2007, as amended, requires a minimum landscape butter of 4.50m abutting a residential zone in this instance.

Committee Decision dated at the City of Mississauga on December 12, 2019.

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|---|-----------------------------------|
| <u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR) | <u>"D. GEORGE"</u> D. GEORGE |
| ABSENT 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 December 12, 2019.

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

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 **January 1, 2020**.

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.

Committee Decision dated at the City of Mississauga on December 12, 2019.

S. PATRIZIO (CHAIR)

D. GEORGE

ABSENT

W. SHAHRUKH

D. KENNEDY

J. PAGE

J. KWAST

D. COOK

I certify the Committee Members who concurred with the decision signed this on December 12, 2019.

SEAN KENNEY - SECRETARY-TREASURER

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 **4644 ROSEBUSH ROAD**.
Date of Hearing on Thursday December 5, 2019
Date Decision Signed by the Committee December 12, 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 2:57p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow a widened driveway on the subject property proposing a driveway width of 7.40m (approx. 24.28ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.69ft) in this instance.

A. Liddar, agent, attended and presented evidence and comment in support of the application.

BACKGROUND

On September 5th, 2019, K. Liddar, owner, requested to defer the application to address staff comments.

Committee consented to the request and deferred the application to the November 7th, 2019 hearing.

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated August 26, 2019)
- City of Mississauga, Transportation and Works Department (dated August 22, 2019)
- Region of Peel (dated August 16, 2019)
- Letters of objection were received from two area residents

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated November 26, 2019)
- City of Mississauga, Transportation and Works Department (dated November 22, 2019)
- Region of Peel (dated November 19, 2019)
- The Ministry of Transportation (dated November 5, 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 regarding the number of cars parking on the subject property and the size of the garage. Committee asked questions of staff regarding their concerns regarding the parking of three cars across.

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

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITION(S) AND TERM(S):

To allow a widened driveway on the subject property proposing a driveway width of 7.32m whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m in this instance.

CONDITION(S):

1. Construction related to this variance shall be in general conformance with the redlined plan approved by the Committee.
2. Arrangements shall be made to reinstate the municipal boulevard to the approved driveway and curb cut width to the satisfaction of the Transportation and Works Department.

Committee Decision dated at the City of Mississauga on December 12, 2019.

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|---|-------------------------------------|
| <u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR) | <u>"D. GEORGE"</u> D. GEORGE |
| <u>"W. SHAHRUKH"</u> W. SHAHRUKH | <u>"D. KENNEDY"</u> D. KENNEDY |
| <u>"J. PAGE"</u> J. PAGE | <u>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 December 12, 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 **January 1, 2020**.

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.

Committee Decision dated at the City of Mississauga on December 12, 2019.

S. PATRIZIO (CHAIR)

D. GEORGE

W. SHAHRUKH

D. KENNEDY

DISSENTED

J. PAGE

J. KWAST

D. COOK

I certify the Committee Members who concurred with the decision signed this on December 12, 2019.

SEAN KENNEY - SECRETARY-TREASURER

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 **21 & 25 DUNDAS STREET WEST**.
Date of Hearing on Thursday December 5, 2019
Date Decision Signed by the Committee December 12, 2019

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 3:09p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to permit a currency exchange use on the subject property proposing zero parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 15.7 spaces in this instance.

M. Khalil, agent, attended and presented evidence and comment in support of the application. He indicated that he'd had discussions with Planning staff to amend the variance and allow the application to move forward.

BACKGROUND

On October 3, 2019, M. Khalil, agent, requested to defer the application to meet with staff.

Committee consented to the request and deferred the application to the December 5th, 2019 hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated October 3, 2019)
- City of Mississauga, Transportation and Works Department (dated September 23, 2019)
- Region of Peel (dated September 20, 2019)

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated November 26, 2019)
- City of Mississauga, Transportation and Works Department (dated November 15, 2019)
- Region of Peel (dated November 19, 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 potential provision of parking.

DECISION

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

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

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

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

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITION(S) FOR A TEMPORARY PERIOD OF 1 YEAR (approval will lapse on January 31, 2021):

To permit a Financial Institution providing no on-site parking whereas By-law 0225-2007, as amended, requires a minimum of 3 parking spaces for the financial institution in this instance.

CONDITION(S):

1. The Financial Institution shall not exceed 54sq.m of gross floor area – non-residential.

Committee Decision dated at the City of Mississauga on December 12, 2019.

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

I certify this is copy of the decision of the Committee's decision given on December 12, 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 **January 1, 2020**.

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.

Committee Decision dated at the City of Mississauga on December 12, 2019.

S. PATRIZIO (CHAIR)

D. GEORGE

W. SHAHRUKH

D. KENNEDY

J. PAGE

J. KWAST

D. COOK

I certify the Committee Members who concurred with the decision signed this on December 12, 2019.

SEAN KENNEY - SECRETARY-TREASURER

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 **5953 SIDMOUTH STREET**.
Date of Hearing on Thursday December 5, 2019
Date Decision Signed by the Committee December 12, 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 3:21p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a window well proposing an encroachment into the required rear yard of 1.00m (approx. 3.28m) whereas By-law 0225-2007, as amended, permits a maximum encroachment into the required rear yard of 0.61m (approx. 2.00ft) in this instance.

P. Sheela, the property owner, attended and presented evidence and comment in support of the application.

BACKGROUND

On October 24, 2019, P. Sheela, the property owner, attended and requested to defer the application to submit revised drawings.

The Committee consented to the request and deferred the application to the December 5th, 2019 hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated October 14, 2019)
- City of Mississauga, Transportation and Works Department (dated October 11, 2019)
- Region of Peel (dated October 18, 2019)

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated November 26, 2019)
- City of Mississauga, Transportation and Works Department (dated November 22, 2019)
- Region of Peel (dated November 19, 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, 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. Kwast SECONDED BY: J. Page CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

To allow a window well proposing an encroachment into the required rear yard of 1.00m whereas By-law 0225-2007, as amended, permits a maximum encroachment into the required rear yard of 0.61m in this instance.

Committee Decision dated at the City of Mississauga on December 12, 2019.

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

I certify this is copy of the decision of the Committee's decision given on December 12, 2019.

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|---|---|
| <u>"S. KENNEY"</u> SEAN KENNEY - SECRETARY- TREASURER | For a signed copy of this document please call 905-615-3200 ext. 2408 or email Committee.Adjustment@mississauga.ca |
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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 **January 1, 2020**.

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.

Committee Decision dated at the City of Mississauga on December 12, 2019.

S. PATRIZIO (CHAIR)

D. GEORGE

W. SHAHRUKH

D. KENNEDY

J. PAGE

J. KWAST

D. COOK

I certify the Committee Members who concurred with the decision signed this on December 12, 2019.

SEAN KENNEY - SECRETARY-TREASURER

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 **5081 HURONTARIO STREET.**
Date of Hearing on Thursday December 5, 2019
Date Decision Signed by the Committee December 12, 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 3:24p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the construction of a mixed-use residential building on the subject property proposing:

1. A height of 33 storeys whereas By-law 0225-2007, as amended, permits a maximum height of 30 storeys in this instance;
2. To reduce the parking rate to 0.9 for 1 bed, 1.00 for 2 bed, and 1.3 for 3 bed whereas By-law 0225-2007, as amended, requires a parking rate of 1.10 for 1 bed, 1.10 for 2 bed, and 1.20 for 3 bed in this instance;
3. A walkway along the Hurontario Street to be within the landscape buffer whereas By-law 0225-2007, as amended, only permits a traverse walkway within a landscape buffer;
4. Walkways, stairs, vents, along the northern property line to be within the landscape buffer whereas By-law 0225-2007, as amended, does not permit such obstructions and only permits a traverse walkway within a landscape buffer in this instance;
5. A setback percentage from the build-to-line of 35% whereas By-law 0225-2007, as amended, permits a maximum setback percentage from the build-to-line of 20% in this instance; and
6. A balcony projection of 1.50m (approx. 4.92ft) whereas By-law 0225-2007, as amended, permits a maximum balcony projection of 1.00m (approx. 3.28ft) in this instance.

D. McKay, agent, attended and presented evidence and comment in support of the application.

BACKGROUND

On October 24, 2019, D. McKay, agent, attended and presented evidence and comment in support of the application. The applicant requested that the application be amended in accordance with discussions with Planning staff and Committee expressed concerns regarding the last minute changes presented at the hearing. The agent requested to defer the application to address staff concerns.

The Committee consented to the request and deferred the application to the December 5th, 2019 hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated October 14, 2019)
- City of Mississauga, Transportation and Works Department (dated October 11, 2019)
- Region of Peel (dated October 18, 2019)

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated November 26, 2019)
- City of Mississauga, Transportation and Works Department (dated November 22, 2019)
- Region of Peel (dated November 19, 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 statistical differences between the proposed building and the as-of-right building that could be built.

Committee expressed concerns that the proposal hadn't reached a sufficient stage in the approvals process and that there may be other issues that may appear.

Committee debated the merits of the proposed height, the potential impact, and the condition proposed by Planning staff.

DECISION

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

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

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

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

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITION(S):

To allow the construction of a mixed-use residential building on the subject property proposing:

1. A height of 33 storeys whereas By-law 0225-2007, as amended, permits a maximum height of 30 storeys in this instance;
2. A reduced parking ratio of 0.9 spaces/1-bedroom unit, 1.00 spaces/2-bedroom unit, and 1.3 spaces/3-bedroom unit whereas By-law 0225-2007, as amended, requires a parking rate of 1.10 spaces/1-bedroom unit, 1.10 spaces/2-bedroom unit, and 1.20 spaces/3-bedroom unit in this instance;
3. A walkway along the Hurontario Street to be within the landscape buffer whereas By-law 0225-2007, as amended, only permits a traverse walkway within a landscape buffer;
4. Walkways, stairs, vents, along the northern property line to be within the landscape buffer whereas By-law 0225-2007, as amended, does not permit such obstructions and only permits a traverse walkway within a landscape buffer in this instance;
5. A setback percentage from the build-to-line of 35% whereas By-law 0225-2007, as amended, permits a maximum setback percentage from the build-to-line of 20% in this instance; and
6. A balcony projection of 1.50m (approx. 4.92ft) whereas By-law 0225-2007, as amended, permits a maximum balcony projection of 1.00m (approx. 3.28ft) in this instance.

CONDITION(S):

1. The City will secure 20% of the land lift value, as determined by an independent real estate appraiser, in accordance with "Corporate Policy and Procedure 07-03-07- Bonus Zoning", and that such money be directed towards Community Benefit contributions through consultation with the Ward Councillor.

Committee Decision dated at the City of Mississauga on December 12, 2019.

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| <u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR) | <u>"D. GEORGE"</u> D. GEORGE |
| <u>"W. SHAHRUKH"</u> W. SHAHRUKH | DISSENTED 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 December 12, 2019.

"S. KENNEY"

For a signed copy of this document

SEAN KENNEY - SECRETARY-TREASURER

please call 905-615-3200 ext. 2408 or
email Committee.Adjustment@mississauga.ca

A copy of Section 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 **January 1, 2020**.

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.

Committee Decision dated at the City of Mississauga on December 12, 2019.

S. PATRIZIO (CHAIR)

D. GEORGE

DISSENTED

W. SHAHRUKH

D. KENNEDY

J. PAGE

J. KWAST

D. COOK

I certify the Committee Members who concurred with the decision signed this on December 12, 2019.

SEAN KENNEY - SECRETARY-TREASURER