

# COMMITTEE OF ADJUSTMENT RESULTS



**Location: COUNCIL CHAMBER**

**Hearing: DECEMBER 12, 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**

A6/20: 126 Cumberland Drive – Agent will not be proceed with the application and has requested to withdraw.

## **NEW APPLICATIONS - (CONSENT)**

|                      |                                   |                   |    |                      |
|----------------------|-----------------------------------|-------------------|----|----------------------|
| B-076/19             | IQBAL NOOR & SHAHER BANO NOOR     | 5182 AMANA PL     | 11 | Approved<br>(AC)     |
| B-077/19<br>B-078/19 | 6608 DIXIE ROAD (MISSISSAUGA) INC | 1420 MID-WAY BLVD | 5  | Approved<br>Approved |

## **DEFERRED APPLICATIONS - (CONSENT)**

|  |   |   |                                 |  |
|--|---|---|---------------------------------|--|
| B-040/19<br>TO<br>B-042/19<br>A-290/19<br>TO<br>A-293/19<br>B-061/19<br>A-392/19<br>B-062/19 | MIDLEKS INC<br><br><br><br><br>CAMCENTRE HOLDINGS INC<br><br>BAPTIST CHURCH | 3585 DIXIE RD<br><br><br><br><br>151 CITY CENTRE DR<br><br>1640 CARMEN DR | 3<br><br><br><br><br>4<br><br>1 | Deferred<br>(Mar 26)<br><br><br><br><br>Deferred<br>(Jan 30)<br>Approved<br>(AC) |
|--|---|---|---------------------------------|--|

## **NEW APPLICATIONS - (MINOR VARIANCE)**

|                      |                                       |                      |    |                       |
|----------------------|---------------------------------------|----------------------|----|-----------------------|
| A-457/19             | MEMUSHI PERNASKA & MEMUSHI<br>BESJANA | 299 LOUIS DR         | 7  | Approved<br>(AC)      |
| A-466/19             | ARMINDO JOAQUIM                       | 1228 CANTERBURY RD   | 1  | Approved<br>(AC)      |
| A-467/19             | ASSER EL SHANAWANY & VENIS NASR       | 1405 CRESTDALE RD    | 2  | Approved<br>(ACP, AC) |
| A-468/19             | LUSHES DEVELOPMENT INC                | 1996 LUSHES AVE      | 2  | Approved              |
| A-469/19             | MOHAMMED SOHEB PARMAR                 | 7602 REDSTONE RD     | 5  | Approved<br>(ACP)     |
| A-470/19             | GIUSEPPINA CAPUTO & JULIAN MORA       | 560 VANESSA CRES     | 2  | Approved<br>(AA)      |
| A-471/19             | 2568291 ONTARIO INC                   | 1675 THE CHASE       | 11 | Approved              |
| A-472/19             | EVA DI IORIO                          | 346 DERRY RD W       | 11 | Approved<br>(ACT, AC) |
| A-473/19             | MUSLIM ASSOCIATION OF CANADA          | 2380 SPEAKMAN DR     | 2  | Approved              |
| A-474/19<br>A-475/19 | BRL REALTY LIMITED                    | 5869-5889 AIRPORT RD | 5  | Approved<br>Approved  |
| A-476/19             | ASPE 7861 HOLDINGS INC                | 3017 OLYMPUS MEWS    | 9  | Approved              |
| A-477/19             | MEDICAL EXPRESS HOLDINGS INC.         | 400 DUNDAS ST E      | 7  | Approved              |

COMMITTEE OF ADJUSTMENT  
RESULTS



Location: COUNCIL CHAMBER

Hearing: DECEMBER 12, 2019 AT 1:30 P.M.

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**DEFERRED APPLICATIONS - (MINOR VARIANCE)**

|          |                     |                     |    |                      |
|----------|---------------------|---------------------|----|----------------------|
| A-346/19 | JOEL PHILP          | 257- 261 QUEEN ST S | 11 | Deferred<br>(Mar 26) |
| A-379/19 | IFTAKAR KALYANI     | 1804 BALSAM AVE     | 2  | Approved<br>(AA)     |
| A-396/19 | JOHN KAVCIC JR. LTD | 6900 MILLCREEK DR   | 9  | Deferred<br>(Jan 30) |

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 **5182 Amana Place**.

Date of Hearing on Thursday December 12, 2019

Date Decision Signed by the Committee December 19, 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 approval of the Committee to sever land for the purposes of a lot addition. The land has a width of approximately 5.0m (16.4ft) and an area of approximately 31.0sq.m (333.7sq.ft). The lands will be added to the property immediately to the south known as 5176 Amana Place.

I. Noor, 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 December 4, 2019)
- Bell (dated November 11, 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.

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

### **DECISION**

Committee has taken into consideration all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, is satisfied that a plan of subdivision is not necessary for the proper and orderly development of the municipality.

The Committee, having regard to those matters under subsection 51(24) of the Planning Act R.S.O. 1990, c. P.13., as amended, resolves to grant provisional consent subject to the conditions of Appendix A being fulfilled.

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

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

The Decision of the Committee is:

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

To sever land for the purposes of a lot addition. The land has a width of approximately 5.0m and an area of approximately 31.0sq.m. The lands will be added to the property immediately to the south known as 5176 Amana Place.

Committee Decision dated at the City of Mississauga on |December 19, 2019 |

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

I certify this is copy of the decision of the Committee's decision given on |December 19, 2019|

"S. KENNEY"

SEAN KENNEY - SECRETARY-  
TREASURER

For a signed copy of this document

please call 905-615-3200 ext. 2408

or

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

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

Date of Mailing: |December 23, 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 12, 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 23, 2020|.

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

Appendix A – Conditions of Provisional Consent

## Appendix A – Conditions of Provisional Consent

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

### Lot Addition

- a. Subsection 50(3) and/or 50(5) of the Planning Act, shall apply to any subsequent conveyance or transaction that is subject to this consent and the Secretary-Treasurer's Certificate shall contain reference to this stipulation.
- b. The severed portion shall merge into common ownership with the lands municipally know as 5176 Amana Place in Mississauga Ontario. If required the applicant may have to submit a letter form a lawyer describing how the two properties will be merged.

Decision of the Mississauga Committee of Adjustment under  
Section 53 of The Planning Act R.S.O. 1990, C.P.13, as amended.  
Application for the property located at **1420 Mid-Way Boulevard**.  
Date of Hearing on Thursday December 12, 2019  
Date Decision Signed by the Committee December 19, 2019

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:45p.m.

### **APPLICATION DETAILS**

The applicant requests the approval of the Committee to permit a lease greater than 21 years.

R. Romero, 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 December 4, 2019)
- City of Mississauga, Transportation and Works Department (dated November 29, 2019)
- Region of Peel (dated December 4, 2019)

### **CORRESPONDENCE & DISCUSSION**

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

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

### **DECISION**

Committee has taken into consideration all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, 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.

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

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

The Decision of the Committee is:

**APPLICATION APPROVED SUBJECT TO TERMS AND CONDITIONS:**

The applicant requests the approval of the Committee to permit a lease greater than 21 years.

**TERMS:**

1. Duration of the lease shall be greater than 21 years up to 99 years unless other legislation or statute prescribes other.

**CONDITIONS:**

1. Submit an R-Plan to the Committee of Adjustment Office if required.

Committee Decision dated at the City of Mississauga on December 19, 2019 |

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

I certify this is copy of the decision of the Committee's decision given on December 19, 2019 |

"S. KENNEY"

SEAN KENNEY - SECRETARY-  
TREASURER

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please call 905-615-3200 ext. 2408

or

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

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

Date of Mailing: December 23, 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 12, 2020.

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 **1420 Mid-Way Boulevard**.  
Date of Hearing on Thursday |December 12, 2019|  
Date Decision Signed by the Committee |December 19, 2019|

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:45p.m.

### **APPLICATION DETAILS**

The applicant requests the approval of the Committee to permit a lease greater than 21 years.

R. Romero, 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 December 4, 2019)
- City of Mississauga, Transportation and Works Department (dated November 29, 2019)
- Region of Peel (dated December 4, 2019)

### **CORRESPONDENCE & DISCUSSION**

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

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

### **DECISION**

Committee has taken into consideration all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, 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.



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

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

The Decision of the Committee is:

**APPLICATION APPROVED SUBJECT TO TERMS AND CONDITIONS:**

The applicant requests the approval of the Committee to permit a lease greater than 21 years.

**TERMS:**

1. Duration of the lease shall be greater than 21 years up to 99 years unless other legislation or statute prescribes other.

**CONDITIONS:**

1. Submit an R-Plan to the Committee of Adjustment Office if required.

Committee Decision dated at the City of Mississauga on December 19, 2019

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

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"S. KENNEY"

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TREASURER

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

Date of Mailing: December 23, 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 12, 2020.

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 **1640 Carmen Drive**.

Date of Hearing on Thursday December 12, 2019

Date Decision Signed by the Committee December 19, 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 1:50p.m.

### **APPLICATION DETAILS**

The applicant requests the approval of the Committee to sever a parcel of land for the purpose of a lot addition. The parcel has a width of approximately 30.43m (approx. 99.84ft) and an area of approximately 551.50sq.m (approx. 1,809.38sq.ft). The new parcel will be added to the property immediately to the east known as 1624 Carmen Drive.

G. DiGiambattista, agent, attended and presented evidence and comment in support of the application.

### **BACKGROUND**

On October 10, 2019, G. DiGiambattista, agent, attended and requested to defer the application to address staff concerns.

The Committee consented to the request and deferred the application to the December 12<sup>th</sup>, 2019 hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Committee of Adjustment (dated October 3, 2019)
- Region of Peel (dated October 4, 2019)
- Bell Canada (dated September 6, 2019)

### **COMMENTS**

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated December 6, 2019)
- City of Mississauga, Transportation and Works Department (dated November 29, 2019)
- Region of Peel (dated December 4, 2019)
- (MTO (dated Dec 9, 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 all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, is satisfied that a plan of subdivision is not necessary for the proper and orderly development of the municipality.

The Committee, having regard to those matters under subsection 51(24) of the Planning Act R.S.O. 1990, c. P.13., as amended, resolves to grant provisional consent subject to the conditions of Appendix A being fulfilled.

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

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

The Decision of the Committee is:

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

To sever a parcel of land for the purpose of a lot addition. The parcel has a width of approximately 30.43m and an area of approximately 551.50sq.m. The new parcel will be added to the property immediately to the east known as 1624 Carmen Drive.

Committee Decision dated at the City of Mississauga on December 19, 2019 |

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

I certify this is copy of the decision of the Committee's decision given on December 19, 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](mailto:Committee.Adjustment@mississauga.ca)

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

Date of Mailing: December 23, 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 12, 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 23, 2020 |

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

Appendix A – Conditions of Provisional Consent

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

## Appendix A – Conditions of Provisional Consent

1. Approval of the draft reference plan(s), as applicable, shall be obtained at the Committee of Adjustment office, and; the required number of prints of the resultant deposited reference plan(s) shall be received.
2. An application amendment letter shall be received from the applicant or authorized agent confirming that the conveyed land shall be together with and/or subject to services easement(s) and/or right(s)-of-way, if necessary, in a location and width as determined by the Secretary-Treasurer based on written advice from the agencies having jurisdiction for any service or right for which the easement or right-of-way is required; alternatively, a letter shall be received from the applicant or authorized agent confirming that no services easement(s) and/or right(s)-of-way, are necessary.
3. A letter shall be received from the City of Mississauga, Manager of Zoning Plan Examination, indicating that the conveyed land and retained lands comply with the provisions of the Zoning By-law, or alternatively; that any variances are approved by the appropriate authorities and that such approval is final and binding.
4. A letter shall be received from the City of Mississauga, Transportation and Works Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated November 29, 2019.

## Lot Addition

- a. Subsection 50(3) and/or 50(5) of the Planning Act, shall apply to any subsequent conveyance or transaction that is subject to this consent and the Secretary-Treasurer's Certificate shall contain reference to this stipulation.
- b. The severed portion shall merge into common ownership with the lands municipally know as 1624 Carmen Drive in Mississauga Ontario. If required the applicant may have to submit a letter form a lawyer describing how the two properties will be merged.

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

## City of Mississauga Memorandum



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**TO:** S. Kenney, Secretary Treasurer  
Land Division Committee

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

**DATE:** November 29, 2019

**RE:**       **Applicant:**               Kenmuir Baptist Church  
             **Address:**             1640 Carmen Dr  
             **Date of Hearing:**   December 12, 2019  
             **Our File:**             'B' 62/19, Ward 1 (Z-7)

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This Department has reviewed the application where the intent is to sever a parcel of land at the rear of the existing church (1640 Carmen Drive) to be merged with the abutting property to the south known as 1624 Carmen Drive in order to facilitate a lot addition.

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

**A. Items Required Prior to the Issuance of Final Consent**

**1. Record of Site Condition (RSC)**

As the proposed land use is changing from a less sensitive (church) use to a more sensitive use (residential) the applicant is required to submit a complete Record of Site Condition (RSC), including all supporting documents to the Transportation and Works Department for review.

The RSC must be posted to the Ministry of the Environment, Conservation and Parks Environmental Site Registry (ESR).

All supporting documents must 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 reports to the same extent as to the property owner. The wording of the reliance must meet the City's sole and unfettered satisfaction. The template is provided on the City's website under Terms of Reference: <http://www.mississauga.ca/portal/residents/terms-of-reference>

For further information regarding the above noted comment, please contact Valeriya Danylova at (905) 615-3200 ext. 5930 or [valeriya.danylova@mississauga.ca](mailto:valeriya.danylova@mississauga.ca).

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

**B. General Information**

2. Site Plan Approval

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

3. Servicing

All costs incurred in providing any service laterals will be the responsibility of the owner. The owner will also be responsible for all costs incurred for the required road reinstatement (if required). If the service connections are to be installed by a private contractor retained by the owner, issuance of an open cut permit will be subject to the owner depositing adequate securities with the City to guarantee proper road reinstatement. We advise that the storm sewer outlet for these lands is the existing 1050mm diameter storm sewer within South Service Road.

4. Lot Grading and Drainage

We advise the applicant that issuance of any building permits for the new dwelling(s) will be subject to the owner submitting a certified lot grading and drainage plan to this Department for review/approval. The grading and drainage plan is to contain sufficient detail to ensure grading compatibility with the adjacent properties. In addition, the owner will be required to submit the applicable lot grading and municipal services protection deposits.

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

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

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 **299 Louis Drive**.  
Date of Hearing on Thursday December 12, 2019  
Date Decision Signed by the Committee December 19, 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 1:55p.m.

### **APPLICATION DETAILS**

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

1. A lot coverage of 40.50% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% of the lot area in this instance;
2. A driveway width of 7.01m (approx. 23.00ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.68ft) in this instance;
3. A floor area of a shed of 10.35sq.m (approx. 111.41sq.ft) whereas By-law 0225-2007, as amended, permits a maximum floor area of a shed of 10.00sq.m (approx. 107.64sq.ft) in this instance;
4. A shed height of 3.35m (approx. 10.99ft) whereas By-law 0225-2007, as amended, permits a maximum shed height of 3.00m (approx. 9.84ft) in this instance; and
5. A side yard measured to a shed 0.32m (approx. 1.05ft) whereas By-law 0225-2007, as amended, requires a minimum side yard measured to a shed of 0.61m (approx. 2.00ft) in this instance.

H. Riahi, 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 December 4, 2019)
- City of Mississauga, Transportation and Works Department (dated November 29, 2019)
- Region of Peel (dated December 4, 2019)

### **CORRESPONDENCE & DISCUSSION**

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

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



## **DECISION**

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

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

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

The Decision of the Committee is:

**APPLICATION APPROVED SUBJECT TO CONDITIONS:**

To allow new canopies on the subject property proposing:

1. A lot coverage of 40.50% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% of the lot area in this instance;
2. A driveway width of 7.01m whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m in this instance;
3. A floor area of a shed of 10.35sq.m whereas By-law 0225-2007, as amended, permits a maximum floor area of a shed of 10.00sq.m in this instance;
4. A shed height of 3.35m whereas By-law 0225-2007, as amended, permits a maximum shed height of 3.00m in this instance; and
5. A side yard measured to a shed 0.32m whereas By-law 0225-2007, as amended, requires a minimum side yard measured to a shed of 0.61m in this instance.

**CONDITION(S):**

1. Roof structures of addition and shed shall be equipped with an eaves trough and downspouts directing roof drainage internally away from abutting properties.

Committee Decision dated at the City of Mississauga on December 19, 2019.

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

I certify this is copy of the decision of the Committee's decision given on December 19, 2019

"S. KENNEY"

SEAN KENNEY - SECRETARY-  
TREASURER

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

A copy of Section 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 8, 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.

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 **1228 Canterbury Road**.  
Date of Hearing on Thursday December 12, 2019  
Date Decision Signed by the Committee December 19, 2019

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:01p.m.

### **APPLICATION DETAILS**

The applicant requests the Committee to approve a minor variance to allow the existing shed to remain proposing:

1. A side yard of 0.30m (approx. 0.98ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 0.61m (approx. 2.00ft) in this instance; and
2. A rear yard of 0.20m (approx. 0.66ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard of 0.61m (approx. 2.00ft) in this instance.

A. Joaquim, 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 December 6, 2019)
- City of Mississauga, Transportation and Works Department (dated November 29, 2019)
- Region of Peel (dated December 4, 2019)
- Credit Valley Conservation (dated November 29 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 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 SUBJECT TO CONDITIONS:**

To allow the existing shed to remain proposing:

1. A side yard of 0.30m whereas By-law 0225-2007, as amended, requires a minimum side yard of 0.61m in this instance; and
2. A rear yard of 0.20m whereas By-law 0225-2007, as amended, requires a minimum rear yard of 0.61m in this instance.

**CONDITION(S):**

1. The shed shall be equipped with an eaves trough across the rear portion of the rood and a downspout directing roof drainage internal to the site away from adjacent properties.

Committee Decision dated at the City of Mississauga on December 19, 2019.

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

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This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **January 8, 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.

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 **1405 Crestdale Road**.  
Date of Hearing on Thursday December 12, 2019  
Date Decision Signed by the Committee December 19, 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 2:05p.m.

### **APPLICATION DETAILS**

The applicants request the Committee to approve a minor variance to allow:

1. A driveway width of 8.65m (approx. 28.38ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m (approx. 27.88ft) in this instance;
2. A driveway setback of 0.00m whereas By-law 0225-2007, as amended, requires a minimum driveway setback of 0.60m (approx. 1.96ft) in this instance;
3. A rear yard measured to a shed of 0.93m (approx. 3.05ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard of 1.20m (approx. 3.93ft) in this instance; and
4. A side yard measured to a shed of 1.06m (approx. 3.48ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m (approx. 3.93ft) in this instance.

A. El. Shanawany, 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 December 6, 2019)
- City of Mississauga, Transportation and Works Department (dated November 29, 2019)
- Region of Peel (dated December 4, 2019)

### **CORRESPONDENCE & DISCUSSION**

The Secretary – Treasurer noted the comments received from:

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

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

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

The Decision of the Committee is:

**APPLICATION APPROVED SUBJECT TO CONDITIONS:**

To allow:

1. A driveway width of 8.65m whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m in this instance;
2. A driveway setback of 0.00m whereas By-law 0225-2007, as amended, requires a minimum driveway setback of 0.60m in this instance;
3. A rear yard measured to a shed of 0.93m whereas By-law 0225-2007, as amended, requires a minimum rear yard of 1.20m in this instance; and
4. A side yard measured to a shed of 1.06m whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m in this instance.

**CONDITION(S):**

1. The shed shall be equipped with an eaves trough and downspout directing drainage internally to the site and away from adjacent properties.
2. Construction related to this variance shall be in general correspondence with the site plan approved by the Committee.

Committee Decision dated at the City of Mississauga on December 19, 2019.

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

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"S. KENNEY"

SEAN KENNEY - SECRETARY-  
TREASURER

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **January 8, 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.

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 **1996 Lushes Avenue**.  
Date of Hearing on Thursday December 12, 2019  
Date Decision Signed by the Committee December 19, 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 the construction of townhomes on the subject property proposing:

1. A side yard setback for lots 1 & 4 of 1.26m (approx. 4.13ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 1.50m (approx. 4.92ft) in this instance;
2. A side yard setback measured to a porch for lots 1 & 4 of 1.26m (approx. 4.13ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback measured to a porch of 1.50m (approx. 4.92ft) in this instance;
3. A side yard setback measured to a balcony for lots 1 & 4 of 1.26m (approx. 4.13ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback measured to a balcony of 1.50m (approx. 4.92ft) in this instance; and
4. A setback of 1.94m (approx. 6.36ft) to the Common Element Condominium road and visitor parking spaces from the adjacent G1 - Greenlands zone whereas By-law 0225-2007, as amended, requires a minimum setback of 5.00m (approx. 16.40ft) in this instance.

A. Gulzar, 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 December 6, 2019)
- City of Mississauga, Transportation and Works Department (dated November 29, 2019)
- Region of Peel (dated December 4, 2019)

### **CORRESPONDENCE & DISCUSSION**

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

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

### **DECISION**

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



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

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

The Decision of the Committee is:

**APPLICATION APPROVED:**

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

1. A side yard setback for lots 1 & 4 of 1.26m whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 1.50m in this instance;
2. A side yard setback measured to a porch for lots 1 & 4 of 1.26m whereas By-law 0225-2007, as amended, requires a minimum side yard setback measured to a porch of 1.50m in this instance;
3. A side yard setback measured to a balcony for lots 1 & 4 of 1.26m whereas By-law 0225-2007, as amended, requires a minimum side yard setback measured to a balcony of 1.50m in this instance; and
4. A setback of 1.94m to the Common Element Condominium road and visitor parking spaces from the adjacent G1 - Greenlands zone whereas By-law 0225-2007, as amended, requires a minimum setback of 5.00m in this instance.

Committee Decision dated at the City of Mississauga on December 19, 2019.

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

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"S. KENNEY"

SEAN KENNEY - SECRETARY-  
TREASURER

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **January 8, 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.

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 **7602 Redstone Road**.  
Date of Hearing on Thursday December 12, 2019  
Date Decision Signed by the Committee December 19, 2019

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:13p.m.

### **APPLICATION DETAILS**

The applicant requests the Committee to authorize a minor variance to permit exterior alterations on the subject property proposing:

1. A gross floor area of 378.90sq.m (approx. 4078.44sq.ft) whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 304.37sq.m (approx. 3276.21sq.ft) in this instance;
2. An exterior side yard of 5.41m (approx. 17.75ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard of 6.00m (approx. 19.68ft) in this instance; and
3. A height of 8.23m (approx. 27.00ft) whereas By-law 0225-2007, as amended, permits a maximum height of 7.50m (approx. 24.61ft) in this instance.

R. Sandhu, 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 December 4, 2019)
- City of Mississauga, Transportation and Works Department (dated November 29, 2019)
- City of Mississauga, Community Services Department, Park Planning (dated November 29, 2019)
- Region of Peel (dated December 4, 2019)
- Toronto and Region Conservation Authority (dated November 26, 2019)

### **CORRESPONDENCE & DISCUSSION**

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

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

### **DECISION**

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

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

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

The Decision of the Committee is:

**APPLICATION SUBJECT TO CONDITIONS:**

To permit exterior alterations on the subject property proposing:

1. A gross floor area of 378.90sq.m whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 304.37sq.m in this instance;
2. An exterior side yard of 5.41m whereas By-law 0225-2007, as amended, requires a minimum exterior side yard of 6.00m in this instance; and
3. A height of 8.23m whereas By-law 0225-2007, as amended, permits a maximum height of 7.50m 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 19, 2019.

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

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"S. KENNEY"

SEAN KENNEY - SECRETARY-  
TREASURER

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This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **January 8, 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.

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 **560 Vanessa Crescent**.

Date of Hearing on Thursday December 12, 2019

Date Decision Signed by the Committee December 19, 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 2:20p.m.

### **APPLICATION DETAILS**

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

1. A combined side yard of 6.00m (approx. 19.68ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 6.59m (approx. 21.62ft) in this instance; and
2. A garage projection of 1.21m (approx. 3.97ft) whereas By-law 0225-2007, as amended, permits a garage projection of 0.00m (approx. 0.00ft) in this instance.

M. Merchasin, 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 December 6, 2019)
- City of Mississauga, Transportation and Works Department (dated November 29, 2019)
- Region of Peel (dated December 4, 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**

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: W. Shahrukh      SECONDED BY: J. Page      CARRIED

The Decision of the Committee is:

**APPLICATION APPROVED AS AMENDED:**

To approve a minor variance to permit an addition on the subject property proposing:

1. A combined side yard of 5.80m whereas By-law 0225-2007, as amended, requires a minimum side yard of 6.59m in this instance; and
2. A garage projection of 1.21m whereas By-law 0225-2007, as amended, permits a garage projection of 0.00m in this instance.

Committee Decision dated at the City of Mississauga on December 19, 2019.

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

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **January 8, 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.

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 **1675 The Chase units 14, 15 & 17.**

Date of Hearing on Thursday December 12, 2019

Date Decision Signed by the Committee December 19, 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 2:23p.m.

### **APPLICATION DETAILS**

The applicant requests the Committee to approve a minor variance to allow a restaurant in units 14, 15 & 17 of the subject property proposing a restaurant within 60.00m of a Residential Zone whereas By-law 0225-2007, as amended, requires a minimum setback of 60.00m to a Residential Zone in this instance.

S. Al Mathno, 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 December 4, 2019)
- City of Mississauga, Transportation and Works Department (dated November 29, 2019)
- Region of Peel (dated December 4, 2019)

### **CORRESPONDENCE & DISCUSSION**

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from 1 area resident expressing support for the subject application.
- Correspondence was received from 13 area residents expressing objection for the subject application.
- A petition of objection was received signed by 112 area residents and local business owners.

Three area residents appeared before the Committee and expressed objections to the subject application.

Committee asked questions of the agent and 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 14 written submissions, 3 oral 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 restaurant in units 14, 15 & 17 of the subject property proposing a restaurant within 60.00m of a Residential Zone whereas By-law 0225-2007, as amended, requires a minimum setback of 60.00m to a Residential Zone in this instance.

Committee Decision dated at the City of Mississauga on December 19, 2019.

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

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"S. KENNEY"

SEAN KENNEY - SECRETARY-  
TREASURER

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **January 8, 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.



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 **346 Derry Road West**.  
Date of Hearing on Thursday December 12, 2019  
Date Decision Signed by the Committee December 19, 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 2:51p.m.

### **APPLICATION DETAILS**

The applicant requests the Committee to approve a minor variance to allow outdoor storage of fencing materials (wood and chain link) and accessory retail sales of fencing materials whereas By-law 0225-2007, as amended, does not permit such a use in this instance.

R. Ciupa, 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 December 4, 2019)
- City of Mississauga, Transportation and Works Department (dated November 29, 2019)
- Region of Peel (dated December 4, 2019)

### **CORRESPONDENCE & DISCUSSION**

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

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

### **DECISION**

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

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

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

The Decision of the Committee is:

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

To allow outdoor storage of fencing materials (wood and chain link) and accessory retail sales of fencing materials whereas By-law 0225-2007, as amended, does not permit such a use in this instance.

**TERMS:**

1. No advertising of the retail business or showroom shall be permitted on the premises.

Committee Decision dated at the City of Mississauga on December 19, 2019.

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

I certify this is copy of the decision of the Committee's decision given on December 19, 2019

"S. KENNEY"

SEAN KENNEY - SECRETARY-  
TREASURER

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

A copy of Section 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 8, 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.

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 **2380 Speakman Drive**.  
Date of Hearing on Thursday December 12, 2019  
Date Decision Signed by the Committee December 19, 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 2:55p.m.

### **APPLICATION DETAILS**

The applicant requests the Committee to approve a minor variance to allow the expansion of a day care within the subject property proposing 20.7% of the gross floor area - non-residential to be used for a day care whereas By-law 0225-2007, as amended, permits a maximum of 15.0% of the gross floor area - non-residential in this instance.

R. Al-Rawi , 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 December 6, 2019)
- City of Mississauga, Transportation and Works Department (dated November 29, 2019)
- Region of Peel (dated December 4, 2019)

### **CORRESPONDENCE & DISCUSSION**

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

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

### **DECISION**

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

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

MOVED BY: J. Kwast      SECONDED BY: W. Sharukh      CARRIED

The Decision of the Committee is:

**APPLICATION APPROVED:**

To allow the expansion of a day care within the subject property proposing 20.7% of the gross floor area - non-residential to be used for a day care whereas By-law 0225-2007, as amended, permits a maximum of 15.0% of the gross floor area - non-residential in this instance.

Committee Decision dated at the City of Mississauga on December 19, 2019.

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

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"S. KENNEY"

SEAN KENNEY - SECRETARY-  
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This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **January 8, 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.

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 **5889 Airport Road**.  
Date of Hearing on Thursday December 12, 2019  
Date Decision Signed by the Committee December 19, 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 convenience restaurant with an outdoor patio and drive through on the subject property proposing:

1. An outdoor patio whereas By-law 0225-2007, as amended, does not permit such a use in this instance;
2. 36 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 40 parking spaces in this instance.

K. Hall, 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 December 4, 2019)
- City of Mississauga, Transportation and Works Department (dated November 29, 2019)
- Region of Peel (dated December 4, 2019)
- Trans-Northern Pipelines (dated December 3, 2019)
- The Ministry of Transportation (dated December 9, 2019)

### **CORRESPONDENCE & DISCUSSION**

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

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

### **DECISION**

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

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

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

The Decision of the Committee is:

**APPLICATION APPROVED:**

To allow a convenience restaurant with an outdoor patio and drive through on the subject property proposing:

1. An outdoor patio whereas By-law 0225-2007, as amended, does not permit such a use in this instance;
2. 36 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 40 parking spaces in this instance.

Committee Decision dated at the City of Mississauga on December 19, 2019.

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

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"S. KENNEY"

SEAN KENNEY - SECRETARY-  
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A copy of Section 45 of the Planning Act, as amended, is attached.

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **January 8, 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.

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 **5869 Airport Road.**

Date of Hearing on Thursday December 12, 2019

Date Decision Signed by the Committee December 19, 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 gas bar and accessory convenience retail and motor vehicle wash facility - restricted on the subject property proposing:

1. An interior side yard of 3.00m (approx. 9.84ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 5.89m (approx. 19.32ft) in this instance; and
2. 8 stacking spaces whereas By-law 0225-2007, as amended, requires a minimum of 10 stacking spaces in this instance.

K. Hall, 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 December 4, 2019)
- City of Mississauga, Transportation and Works Department (dated November 29, 2019)
- Region of Peel (dated December 4, 2019)
- Trans-Northern Pipelines (dated December 3, 2019)
- The Ministry of Transportation (dated December 9, 2019)

### **CORRESPONDENCE & DISCUSSION**

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

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

### **DECISION**

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

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

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

The Decision of the Committee is:

**APPLICATION APPROVED:**

to allow a gas bar and accessory convenience retail and motor vehicle wash facility - restricted on the subject property proposing:

1. An interior side yard of 3.00m whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 5.89m in this instance; and
2. 8 stacking spaces whereas By-law 0225-2007, as amended, requires a minimum of 10 stacking spaces in this instance.

Committee Decision dated at the City of Mississauga on December 19, 2019.

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

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **January 8, 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.



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 **3017 Olympus Mews**.

Date of Hearing on Thursday December 12, 2019

Date Decision Signed by the Committee December 19, 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 3:00p.m.

### **APPLICATION DETAILS**

The applicant requests the Committee to approve a minor variance to allow a deck with a southerly side yard setback of 0.00m whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 1.20m (approx. 3.93ft) in this instance.

R. Al-Rawi, 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 December 4, 2019)
- City of Mississauga, Transportation and Works Department (dated November 29, 2019)
- Region of Peel (dated December 4, 2019)

### **CORRESPONDENCE & DISCUSSION**

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from one area resident expressing objections to the subject application.

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

### **DECISION**

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

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

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

The Decision of the Committee is:

**APPLICATION APPROVED:**

To allow a deck with a southerly side yard setback of 0.00m whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 1.20m in this instance.

Committee Decision dated at the City of Mississauga on December 19, 2019.

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

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **January 8, 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.

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 **400 Dundas Street East**.  
Date of Hearing on Thursday December 12, 2019  
Date Decision Signed by the Committee December 19, 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 3:03p.m.

### **APPLICATION DETAILS**

The applicant requests the Committee to approve a minor variance to allow the operation of a restaurant on the subject property within 60m of a residential zone whereas By-law 0225-2007, as amended, requires that a restaurant not be located within 60m of a residential zone in this instance.

J. Plutino, 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 December 4, 2019)
- City of Mississauga, Transportation and Works Department (dated November 29, 2019)
- Region of Peel (dated December 4, 2019)

### **CORRESPONDENCE & DISCUSSION**

The Secretary – Treasurer noted the comments received from:

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

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

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

### **DECISION**

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

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

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

The Decision of the Committee is:

**APPLICATION APPROVED:**

To allow the operation of a restaurant on the subject property within 60m of a residential zone whereas By-law 0225-2007, as amended, requires that a restaurant not be located within 60m of a residential zone in this instance.

Committee Decision dated at the City of Mississauga on December 19, 2019.

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

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"S. KENNEY"

SEAN KENNEY - SECRETARY-  
TREASURER

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This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **January 8, 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.

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 **1804 BALSAM AVENUE**.  
Date of Hearing on Thursday December 12, 2019  
Date Decision Signed by the Committee December 19, 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 3:08p.m.

### **APPLICATION DETAILS**

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

1. A gross floor area of 527.20m (approx. 5674.73ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 376.40sq.m (approx. 4051.54sq.ft) in this instance;
2. A setback to a railway right-of-way of 10.60m (approx. 34.78ft) whereas By-law 0225-2007, as amended, requires a minimum setback to a railway right-of-way of 30.00m (approx. 98.43ft) in this instance;
3. A front yard of 6.10m (approx. 20.01ft) whereas By-law 0225-2007, as amended, requires a minimum front yard of 7.50m (approx. 24.61ft) in this instance;
4. A building height of 10.30m (approx. 33.79ft) whereas By-law 0225-2007, as amended, permits a maximum building height of 9.50m (approx. 31.17ft) in this instance; and
5. A building height of the lower edge of eaves (soffit) measured from the average grade of 7.00m (approx. 22.97ft) whereas By-law 0225-2007, as amended, permits a maximum building height of the lower edge of eaves measured from the average grade of 6.40m (approx. 21.00ft) in this instance.

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

### **BACKGROUND**

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

The Committee consented to the request and deferred the application to the December 12<sup>th</sup>, 2019 hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated September 13, 2019)
- City of Mississauga, Transportation and Works Department (dated September 13, 2019)
- Region of Peel (dated September 4, 2019)

## **COMMENTS**

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated December 6, 2019)
- City of Mississauga, Transportation and Works Department (dated November 29, 2019)
- Region of Peel (dated December 4, 2019)

## **CORRESPONDENCE & DISCUSSION**

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from one area resident expressing objections 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 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 AS AMENDED:**

To allow the construction of a new dwelling proposing:

1. A gross floor area of 427.82 m<sup>2</sup> whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 376.30 m<sup>2</sup>.
2. A setback to a railway right-of-way of 10.60 m whereas By-law 0225-2007, as amended, requires a minimum setback to a railway right-of-way of 30 m
3. A front yard of 7 m whereas By-law 0225-2007, as amended, requires a minimum front yard of 7.50 m
4. A building height of 9.70 m whereas By-law 0225-2007, as amended, permits a maximum building height of 9.50 m
5. A building height of the lower edge of eaves (soffit) measured from the average grade of 6.70 m whereas By-law 0225-2007, as amended, permits a maximum building height of the lower edge of eaves measured from average grade of 6.40 m.

Committee Decision dated at the City of Mississauga on December 19, 2019.

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

I certify this is copy of the decision of the Committee's decision given on December 19, 2019

"S. KENNEY"

SEAN KENNEY - SECRETARY-  
TREASURER

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This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **January 8, 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.