

COMMITTEE OF ADJUSTMENT RESULTS



Location: COUNCIL CHAMBER
Hearing: JANUARY 16, 2020 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

A362/19: 16 James Street & 2 William Street – A deferral fee payment was not received, motion to remove this file from the February 20th hearing.

NEW APPLICATIONS - (CONSENT)

B-1/20	SALVATORE & MIRELLA LIZZI	1597 STEVELES CRES	2	D (April 16)
B-2/20	FIRST CAPITAL ASSET MANAGEMENT LP	6075 CREDITVIEW RD.	11	Approved (AC)

DEFERRED APPLICATIONS - (CONSENT)

B-63/19	NESTLE PURINA PETCARE CANADA	2500 ROYAL WINDSOR DR	2	Approved (AC)
---------	------------------------------	-----------------------	---	---------------

NEW APPLICATIONS - (MINOR VARIANCE)

A-1/20	EMBEE PROPERTIES LTD.	980 BURNHAMTHORPE RD E	3	Approved (AA)
A-2/20	CARLOS & MARIE DE LOURDES PACHECO	4074 MOLLY AVE	4	Approved (AC)
A-3/20	IMRAN JAVED & SHAZIA IMRAN	5415 FESTIVAL DR	10	Approved
A-4/20	CP REIT ONTARIO PROPERTIES LTD	3005, 3045 MAVIS RD, 3030 ELMCREEK RD & 675 DUNDAS ST W	7	Approved
A-5/20	JOE SCAVUZZO & SOPHIE NGUYEN	2269 DENISE RD	1	Approved
A-6/20	JO ANNA & DAVID SCHROEDER WITHDRAWN	126 CUMBERLAND DR	4	WITHDRAWN
A-7/20	PAUL & SUZANNE TOMORY	146 MINEOLA RD W	1	Approved
A-8/20	VEERPAL GILL & SHINDER BRAR	7661 REDSTONE RD	5	D (March 26)
A-10/20	JOHN & SANDRA MOHER	44 PETER ST S	1	Approved (AA, AC)
A-11/20	1494096 ONTARIO INC	1100 DUNDAS ST W	7	D (April 2)
A-12/20	MAHMOUD SOUS	2045 CAMILLA RD	7	Approved (AA, AC, AT)

DEFERRED APPLICATIONS - (MINOR VARIANCE)

A-405/19	SONNY & JACQUELINE KUMAR & BOZENA POLROLNIK	536 AMARONE CRT	11	Approved (ACP)
A-406/19	MARA & PAUL KANNAMPUZHA	1105 ALGONQUIN DR	2	Approved

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 **6075 CREDITVIEW ROAD BUILDING F.**
Date of Hearing on Thursday January 16, 2020
Date Decision Signed by the Committee January 23, 2020

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:41p.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 January 6, 2020)
- City of Mississauga, Transportation and Works Department (dated January 6, 2020)
- Region of Peel (dated December 18, 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: D. George SECONDED BY: J. Page CARRIED

The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO TERMS AND CONDITIONS AS STATED IN APPENDIX A:

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.

Committee Decision dated at the City of Mississauga on January 23, 2020.

<u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR)	<u>"D. GEORGE"</u> D. GEORGE
ABSENT W. SHAHRUKH	ABSENT 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 January 23, 2020.

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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

Committee.Adjustment@mississauga.ca

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

Date of Mailing: January 27, 2020

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 **February 16, 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 January 27, 2021.

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.

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 **2500 ROYAL WINDSOR DRIVE.**

Date of Hearing on Thursday January 16, 2020

Date Decision Signed by the Committee January 23, 2020

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 approval of the Committee to sever a parcel of land for the creation of a new lot and mutual easement. The parcel of land has a frontage of approximately 127.84m (419.42ft) and an area of approximately 69,197sq.m (744,830.31sq.ft).

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

BACKGROUND

On October 24, 2019, D. Ashbourne, agent, attended and requested to defer the application to review the proposed conditions.

The Committee consented to the request and deferred the application to the January 16th, 2020 hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated October 15, 2019)
- City of Mississauga, Transportation and Works Department (dated October 11, 2019)
- City of Mississauga, Community Services Department, Park Planning (dated October 10, 2019)
- Region of Peel (dated October 18, 2019)
- Credit Valley Conservation (dated October 22, 2019)
- Bell Canada, Right-of-Way (dated October 2, 2019)

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated January 9, 2020)
- City of Mississauga, Transportation and Works Department (dated January 14, 2020)
- City of Mississauga, Community Services Department, Park Planning (dated January 9, 2020)
- City of Mississauga, Geospatial Solutions (January 9, 2020)
- Region of Peel (dated January 9, 2020)

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: D. Cook CARRIED

The Decision of the Committee is:

APPLICATION APPROVED ON CONDITIONS AS STATED IN APPENDIX A:

To sever a parcel of land for the creation of a new lot and mutual easement. The parcel of land has a frontage of approximately 127.84m and an area of approximately 69,197sq.m.

Committee Decision dated at the City of Mississauga on January 23, 2020.

<u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR)	<u>"D. GEORGE"</u> D. GEORGE
ABSENT W. SHAHRUKH	ABSENT 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 January 23, 2020.

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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

Committee.Adjustment@mississauga.ca

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

Date of Mailing: January 27, 2020

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 **February 16, 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 January 27, 2021.

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 January 14, 2020.
5. A letter shall be received from the Region of Peel, Development Services/Public Works, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated January 9, 2020.

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

City of Mississauga Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: January 14, 2020

RE: **Applicant:** Nestle Purina Petcare Canada
Date of Hearing: January 16, 2020
Location: 2500 Royal Windsor Drive
Our File: 'B' 63/19, Ward 2 (Z-4)

For the Committee's information, this department has met with the applicant after the previous Committee meeting to have further discussions around our comments, more specifically the request for the land dedication of the Avonhead Creek lands. In addition, a site plan application has been submitted for the proposed severed lands under File SP 19/140 for two industrial buildings. The applicant has provided further information regarding the top of bank location as it relates to Avonhead Creek.

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. Servicing Plan

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

2. Site Plan/Survey Plan Requirement

A Site Plan depicting the existing building envelopes, access geometrics, parking spaces, driveways and access areas including loading areas and ramps is to be provided. A Survey Plan (43R-Plan) will also be required for our review/approval in order that the location and width of any proposed servicing and access right-of-way easements (if any) can be described as parts on the 43R-Plan.

3. Required Easement(s)

Upon the review of Item's A1 and A2, and the confirmation of the required easement(s), (if any), the applicant/owner will be required to provide a letter/schedule prepared by the applicant's

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

Solicitor which would specifically describe the new private easement(s) to be established. It should also be noted that any documentation received will be forwarded as an attachment with our clearance memo to the Committee of Adjustment Office in order that any new proposed private easement(s) can be identified and also be incorporated into the Certificate of Secretary-Treasurer.

4. Land Dedication Required for Avonhead Creek

Satisfactory arrangements are to be made with the Transportation and Works Department for the gratuitous dedication of all lands below the top of bank or stable slope line of the Avonhead Creek.

Should additional clarification be required with regard to the above noted comment, please contact Ghazwan Yousif, Storm Drainage Technologist at 905 615-3200 ext. 3526 or ghazwan.yousif@mississauga.ca you require further information.

5. Access Easement over Avonhead Creek Lands

As there will be existing table lands at the south west corner of the proposed severed lands that will only have access through the dedicated creek lands, satisfactory arrangements will have to be made with the City's Legal Services to establish an access easement over the dedicated creek lands. The easement will be in favour of the severed lands.

6. Environmental Site Assessment (ESA) for Top of Bank Dedication of Avonhead Creek

As this department is requesting the gratuitous dedication of lands below the established top of bank or stable slope line of the Avonhead Creek, in accordance with Corporate Policy 09-08-02, a Phase 1 Environmental Site Assessment (ESA) will be required. The report must include the following:

- a) Specifically reference lands to be dedicated to the City;
- b) the boundaries of conveyance lands must be overlaid on top of a legal survey to scale in order to represent the legal boundaries of these lands;
- c) be completed in accordance with O. Reg. 153/04;
- d) be signed and dated by a Qualified Person (as defined by section 5 and 6 under O. Reg. 153/04, as applicable);
- e) 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>

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.

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

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.

7. 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 to a Development Agreement, road widenings or other land dedications. The fee amount payable will be in accordance with the current fees and charges bylaw.

8. 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. 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.

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

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

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

Region of Peel Comments

Deferred Consent Application: DEF-B-063/19

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

Please note that severing the lands may adversely affect the existing location of the water and sanitary sewer services, if any exist. The result of this may require the applicant to install new water / sanitary servicing connections to either the severed or retained lands in compliance with the Ontario Building Code. The applicant may require the creation of private water / sanitary sewer servicing easements.

There is a Regional easement on the subject property. Please be advised that unauthorized encroachments on Regional easements will not be permitted. Certain restrictions apply with respect to Regional easements as per the documents registered on title.

Condition: Arrangements satisfactory to the Region of Peel, Public Works shall be made with respect to the location of existing and installation of new services and/or possible required private service easements.

Development Planning: Tracy Tang (905) 791-7800 x7190

The subject land is located within the limits of the regulated area of the Credit Valley Conservation (CVC). The Region relies on the environmental expertise of the CVC for the review of development applications located within or adjacent to this regulated area in Peel and their potential impacts on the natural environment. Regional Planning staff therefore, request that the Committee and city staff consider comments from the CVC and incorporate their conditions of approval appropriately.

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

Comments Prepared by: Tracy Tang, Junior Planner



MISSISSAUGA

File: "A" 1/20
WARD 3

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 **980 Burnhamthorpe Road East**.
Date of Hearing on Thursday January 16, 2020
Date Decision Signed by the Committee January 23, 2020

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:52p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow interior renovations on the subject property proposing 32 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 53 parking spaces in this instance.

M. Cara, 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 January 6, 2020)
- City of Mississauga, Transportation and Works Department (dated January 3, 2020)
- Region of Peel (dated December 18, 2019)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- 1 letter of objection was received from local Correspondence was received from local business owners expressing objection for the subject application.
- A petition of objection signed by 21 area residents and local business owners was received.

Three local business owners appeared before the Committee and expressed objections with the application stating minor variances are not appropriate and parking issues to adjacent properties. Committee discussed the merits of the 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, three oral submissions and one petition. They have also considered all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and the majority of the members have determined that the application is minor in nature, desirable for the appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law and the Official Plan are maintained.

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

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

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED:

To allow interior renovations on the subject property proposing:

1. 32 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 53 parking spaces in this instance; and
2. 1 accessible parking space; whereas, By-law 0225-2007, as amended, requires a minimum of 3 accessible parking spaces, in this instance.

Committee Decision dated at the City of Mississauga on January 23, 2020.

<u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR)	<u>"D. GEORGE"</u> D. GEORGE
ABSENT W. SHAHRUKH	ABSENT 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 January 23, 2020.

"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 **February 12, 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 **4074 Molly Avenue**.
Date of Hearing on Thursday January 16, 2020
Date Decision Signed by the Committee January 23, 2020

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:29p.m.

APPLICATION DETAILS

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

1. A lot coverage of 44.46% 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; and
2. A side yard of 0.91m (approx. 2.99ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m (approx. 3.93ft) in this instance.

R. Heeralall, 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 January 6, 2020)
- City of Mississauga, Transportation and Works Department (dated January 3, 2020)
- Region of Peel (dated December 18, 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 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 the construction of patio covers on the subject property proposing:

1. A lot coverage of 44.46% 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; and
2. A side yard of 0.91m whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m in this instance.

CONDITION(S):

1. Patio covers shall be equipped with eaves troughs and the downspouts so that drainage does not impact adjacent properties.

Committee Decision dated at the City of Mississauga on January 23, 2020.

<u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR)	<u>"D. GEORGE"</u> D. GEORGE
<u>ABSENT</u> W. SHAHRUKH	<u>ABSENT</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 January 23, 2020.

"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 **February 12, 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 **5415 Festival Drive**.
Date of Hearing on Thursday January 16, 2020
Date Decision Signed by the Committee January 23, 2020

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:30p.m.

APPLICATION DETAILS

The applicants request the Committee to approve a minor variance to allow the existing below grade stairwell to remain proposing a side yard of 0.25m (approx. 0.82ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m (approx. 3.93ft) in this instance.

M. Afzal, 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 January 6, 2020)
- City of Mississauga, Transportation and Works Department (dated January 3, 2020)
- Region of Peel (dated December 18, 2019)

CORRESPONDENCE & DISCUSSION

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

Committee suggested the incorporation of hand rails for the below grade entrance.

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 APPROVED:

To allow the existing below grade stairwell to remain proposing a side yard of 0.25m whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m in this instance.

Committee Decision dated at the City of Mississauga on January 23, 2020.

<u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR)	<u>"D. GEORGE"</u> D. GEORGE
ABSENT W. SHAHRUKH	ABSENT 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 January 23, 2020.

"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 **February 12, 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 **3005 Mavis Road, 3045 Mavis Road, 3030 Elm Creek Road &
675 Dundas Street West.**

Date of Hearing on Thursday January 16, 2020
Date Decision Signed by the Committee January 23, 2020

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 the construction of a new commercial building on the subject property proposing:

1. A reduced landscape buffer as a result of a driveway that traverses the site at an angle of 142.33 degrees whereas By-law 0225-2007, as amended, provides that a landscaped buffer may be traversed by a driveway, the angle of which must be at least 60 degrees but no greater than 120 degrees in this instance; and
2. 555 parking spaces (521 spaces during the operation of the temporary outdoor garden centre) whereas By-law 0225-2007, as amended, requires a minimum of 695 parking spaces for the current and proposed uses in this instance.

H. Froussios, 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 January 6, 2020)
- City of Mississauga, Transportation and Works Department (dated January 3, 2020)
- Region of Peel (dated December 18, 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: J. Page CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

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

1. A reduced landscape buffer as a result of a driveway that traverses the site at an angle of 142.33 degrees whereas By-law 0225-2007, as amended, provides that a landscaped buffer may be traversed by a driveway, the angle of which must be at least 60 degrees but no greater than 120 degrees in this instance; and
2. 555 parking spaces (521 spaces during the operation of the temporary outdoor garden centre) whereas By-law 0225-2007, as amended, requires a minimum of 695 parking spaces for the current and proposed uses in this instance.

Committee Decision dated at the City of Mississauga on January 23, 2020.

<u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR)	<u>"D. GEORGE"</u> D. GEORGE
ABSENT W. SHAHRUKH	ABSENT 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 January 23, 2020.

"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 **February 12, 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 **2269 Denise Road**.
Date of Hearing on Thursday January 16, 2020
Date Decision Signed by the Committee January 23, 2020

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 applicants request the Committee to approve a minor variance to allow the construction of an addition and renovations on the subject property proposing:

1. A side yard of 1.28m (approx. 4.20ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.81m (approx. 5.93ft) in this instance; and
2. A side yard of 1.27m (approx. 4.17ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.81m (approx. 5.93ft) in this instance.

J. Scavuzzo and S. Nguyen, 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 January 9, 2020)
- City of Mississauga, Transportation and Works Department (dated January 9, 2020)
- Region of Peel (dated January 9, 2019)

CORRESPONDENCE & DISCUSSION

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

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

DECISION

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



MISSISSAUGA

File: "A" 5/20
WARD 1

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

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

The Decision of the Committee is:

APPLICATION APPROVED:

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

1. A side yard of 1.28m whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.81m in this instance; and
2. A side yard of 1.27m whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.81m in this instance.

Committee Decision dated at the City of Mississauga on January 23, 2020.

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

I certify this is copy of the decision of the Committee's decision given on January 23, 2020.

"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 **February 12, 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 **146 Mineola Road West**.
Date of Hearing on Thursday January 16, 2020
Date Decision Signed by the Committee January 23, 2020

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:41p.m.

APPLICATION DETAILS

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

1. A height measured to the highest ridge of 9.74m (approx. 31.96ft) whereas By-law 0225-2007, as amended, permits a maximum height measured at the highest ridge of 9.50m (approx. 31.16ft) in this instance; and
2. A height measured to the eaves of 9.39m (approx. 30.81ft) whereas By-law 0225-2007, as amended, permits a maximum height measured to the eaves of 6.40m (approx. 21.00ft) in this instance.

P. Giordano, 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 January 9, 2020)
- City of Mississauga, Transportation and Works Department (dated January 9, 2020)
- Region of Peel (dated January 9, 2020)

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

1. A height measured to the highest ridge of 9.74m whereas By-law 0225-2007, as amended, permits a maximum height measured to the highest ridge of 9.50m in this instance; and
2. A height measured to the eaves of 9.39m whereas By-law 0225-2007, as amended, permits a maximum height measured to the eaves of 6.40m in this instance.

Committee Decision dated at the City of Mississauga on January 23, 2020.

<u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR)	<u>"D. GEORGE"</u> D. GEORGE
ABSENT W. SHAHRUKH	ABSENT 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 January 23, 2020.

"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 **February 12, 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 **44 Peter Street South**.
Date of Hearing on Thursday January 16, 2020
Date Decision Signed by the Committee January 23, 2020

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:44p.m.

APPLICATION DETAILS

The applicants request the Committee to approve a minor variance to allow the existing accessory structures to remain on the subject property proposing:

1. An interior side yard measured to a shed of 0.32m (approx. 1.05ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 0.61m (approx. 2.00ft) in this instance;
2. A rear yard measured to a shed of 0.10m (approx. 0.33ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard of 0.61m (approx. 2.00ft) in this instance;
3. A floor area for a shed of 13.58sq.m (approx. 146.18sq.ft) whereas By-law 0225-2007, as amended, permits a maximum floor area for a shed of 10.00sq.m (approx. 107.64sq.ft) in this instance; and
4. A floor area of a concrete pad with a pergola of 18.45sq.m (approx. 198.60sq.ft) whereas By-law 0225-2007, as amended, permits a maximum floor area of 10.00sq.m (approx. 107.64sq.ft) in this instance.

J. Moher, and S. Moher, the property owners, 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 January 9, 2020)
- City of Mississauga, Transportation and Works Department (dated January 9, 2020)
- Region of Peel (dated January 9, 2020)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

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

Committee asked questions of the owners 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: D. George SECONDED BY: J. Page CARRIED

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITIONS:

To allow the existing accessory structures to remain on the subject property proposing:

1. An interior side yard measured to a shed of 0.32m whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 0.61m in this instance;
2. A rear yard measured to a shed of 0.46m whereas By-law 0225-2007, as amended, requires a minimum rear yard of 0.61m in this instance;
3. A floor area for a shed of 13.58sq.m whereas By-law 0225-2007, as amended, permits a maximum floor area for a shed of 10.00sq.m in this instance; and
4. A floor area of a concrete pad with a pergola of 18.45sq.m whereas By-law 0225-2007, as amended, permits a maximum floor area of 10.00sq.m in this instance.
5. A total floor area for all accessory structures on site of 36.90 sq.m whereas By-law 0225-2007, as amended, permits a maximum total floor area for all accessory structures on site of 30.00sq.m in this instance.

CONDITIONS:

1. The back side of the green wooden shed at the rear of the property shall be equipped with an eaves trough and a downspout directed in such a manor to not impact the adjacent lots.
2. The downspout on the front right corner of the existing garage shall be redirected to spill within the applicant's own lands and not impact the adjacent lot.

Committee Decision dated at the City of Mississauga on January 23, 2020.

<u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR)	<u>"D. GEORGE"</u> D. GEORGE
ABSENT W. SHAHRUKH	ABSENT 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 January 23, 2020.

"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 **February 12, 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 **2045 Camilla Road**.
Date of Hearing on Thursday January 16, 2020
Date Decision Signed by the Committee January 23, 2020

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:47p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow a Service Establishment home occupation on the subject property whereas By-law 0225-2007, as amended, does not permit such a use in this instance.

N. Dell, agent, attended and presented evidence and comment in support of the application.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated January 6, 2020)
- City of Mississauga, Transportation and Works Department (dated January 3, 2020)
- Region of Peel (dated December 18, 2019)
- Credit Valley Conservation (dated January 9, 2020)

CORRESPONDENCE & DISCUSSION

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

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 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 AS AMENDED SUBJECT TO CONDITIONS FOR A TEMPORARY PERIOD OF 5 YEARS (approval will lapse on February 28, 2025):

To allow:

1. A home occupation in a H-D-7 Development Zone; whereas, a home occupation is only permitted within a detached dwelling in a Residential Zone; and
2. To permit a Service Establishment as a home occupation; whereas, a home occupation includes only tutoring, music instruction, artist/artesian, and a business office.

CONDITION(S):

1. The applicant shall receive the necessary approvals from the Credit Valley Conservation Authority.

Committee Decision dated at the City of Mississauga on January 23, 2020.

<u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR)	<u>"D. GEORGE"</u> D. GEORGE
ABSENT W. SHAHRUKH	ABSENT 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 January 23, 2020.

"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 **February 12, 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 **536 AMARONE COURT**.
Date of Hearing on Thursday January 16, 2020
Date Decision Signed by the Committee January 23, 2020

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:50p.m.

APPLICATION DETAILS

The applicants request the Committee to approve a minor variance to allow a widened driveway on the subject property proposing a driveway width of 7.89m (approx. 25.89ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 7.00m (approx. 22.96ft) in this instance.

S. Kumar, the property owner, attended and presented evidence and comment in support of the application.

BACKGROUND

On October 24, 2019, S. Kumar, co-owner of the property, attended and requested to defer the application to address staff concerns.

The Committee consented to the request and deferred the application to the January 16th, 2020 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 January 6, 2020)
- City of Mississauga, Transportation and Works Department (dated January 3, 2020)
- Region of Peel (dated December 18, 2019)

CORRESPONDENCE & DISCUSSION

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

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

DECISION

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

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

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

The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO CONDITIONS:

To allow a widened driveway on the subject property proposing a driveway width of 7.89m whereas By-law 0225-2007, as amended, permits a maximum driveway width of 7.00m in this instance.

CONDITION(S):

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

Committee Decision dated at the City of Mississauga on January 23, 2020.

<u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR)	<u>"D. GEORGE"</u> D. GEORGE
<u>ABSENT</u> W. SHAHRUKH	<u>ABSENT</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 January 23, 2020.

"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 **February 12, 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 **1105 ALGONQUIN DRIVE**.
Date of Hearing on Thursday January 16, 2020
Date Decision Signed by the Committee January 23, 2020

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 applicants request the Committee to approve a minor variance to permit accessory structures on the subject property proposing:

1. A rear yard setback to an accessory structure of 0.00m whereas By-law 0225-2007, as amended, requires a minimum rear yard setback of 1.20m (approx. 3.93ft) in this instance;
2. A pool apron stone/wood deck paving setback to rear lot line of 0.29m (approx. 0.95ft) whereas By-law 0225-2007, as amended, requires a minimum setback to rear lot line of 0.61m (approx. 2.00ft) in this instance;
3. A pool apron stone/wood deck paving setback to a side lot line of 0.29m (approx. 0.95ft) whereas By-law 0225-2007, as amended, requires a minimum setback to a side lot line of 0.61m (approx. 2.00ft) in this instance;
4. A pool equipment set back to interior lot lines of 0.30m (approx. 0.98ft) whereas By-law 0225-2007, as amended, requires a minimum setback to interior lot lines of 0.61m (approx. 2.00ft) in this instance; and
5. A pool equipment set back to a rear lot line of 0.30m (approx. 0.98ft) whereas By-law 0225-2007, as amended, requires a minimum setback to a rear lot line of 0.61m (approx. 2.00ft) in this instance.

R. Kozlowski, agent, attended and presented evidence and comment in support of the application.

BACKGROUND

On October 24, 2019, S. Kozlowski, agent, attended and presented evidence and comment in support of the application. The applicant requested that the application be amended and Committee expressed concerns regarding notice. The agent requested to defer the application to allow for a recirculation.

The Committee consented to the request and deferred the application to the January 16th, 2019 hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated October 15, 2019)
- City of Mississauga, Transportation and Works Department (dated October 11, 2019)
- Region of Peel (dated October 18, 2019)
- Credit Valley Conservation (dated October 22, 2019)

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated January 9, 2020)
- City of Mississauga, Transportation and Works Department (dated January 9, 2020)
- Region of Peel (dated January 9, 2020)
- Credit Valley Conservation (dated January 9, 2020)

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 approve a minor variance to permit accessory structures on the subject property proposing:

1. A rear yard setback to an accessory structure of 0.00m whereas By-law 0225-2007, as amended, requires a minimum rear yard setback of 1.20m in this instance;
2. A pool apron stone/wood deck paving setback to rear lot line of 0.29m whereas By-law 0225-2007, as amended, requires a minimum setback to rear lot line of 0.61m in this instance;
3. A pool apron stone/wood deck paving setback to a side lot line of 0.29m whereas By-law 0225-2007, as amended, requires a minimum setback to a side lot line of 0.61m in this instance;
4. A pool equipment set back to interior lot lines of 0.30m whereas By-law 0225-2007, as amended, requires a minimum setback to interior lot lines of 0.61m in this instance; and
5. A pool equipment set back to a rear lot line of 0.30m whereas By-law 0225-2007, as amended, requires a minimum setback to a rear lot line of 0.61m in this instance.

Committee Decision dated at the City of Mississauga on January 23, 2020.

<u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR)	<u>"D. GEORGE"</u> D. GEORGE
ABSENT W. SHAHRUKH	ABSENT 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 January 23, 2020.

"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 **February 12, 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.