

COMMITTEE OF ADJUSTMENT RESULTS



Location: COUNCIL CHAMBER
Hearing: JANUARY 23, 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				
<u>NEW APPLICATIONS - (CONSENT)</u>				
B-03/20 A-16/20 A-17/20	SHAYLENE FINCH	1151 MISSISSAUGA RD	2	D (Apr 2)
B-4/20 A-18/20 A-19/20	1909861 ONTARIO INC-JOSHUA ALEXANDER AMORIM	50 WOODLAWN AVE	1	Approved (AC) Approved (ACP) Approved (ACP)
B-5/20 A-25/20 A-26/20	2647372 ONTARIO INC	185-187 WYNDHAM ST	11	D (Mar 12)
<u>DEFERRED APPLICATIONS - (CONSENT)</u>				
B-72/19 A-432/19 A-433/19	TINA JAIN	5 PINE AVE N	1	Approved (AC) Approved (ACP) Approved (ACP)
<u>NEW APPLICATIONS - (MINOR VARIANCE)</u>				
A-13/20	RAM & ANU SHRIVATS	5150 AMANA PL	11	Approved
A-14/20	BRAD COMRIE & AMANDA MCMURDO	6181 STARFIELD CRES	9	D (TBD)
A-15/20	AMER YOHANA	1433 MYRON DR	1	Approved (AA)
A-20/20	JAROSLAW WASKOW	1197 STRATHY AVE	1	Approved
A-21/20	MALIK SAMAAAN, NEVEEN MAKAR	1480 BRITANNIA RD W	6	Approved
A-22/20	RACHAL NIJJAR	1470 CHRISEDEN DR	2	Approved
A-23/20	SUZANNE DUB	28 ELLESBORO DR	11	Approved (AC, ACP)
A-24/20	MATT & NICOLE JOHNSTON	70 PARK ST W	1	Approved (AC, ACP)
A-27/20	CORPORATION OF THE CITY OF MISSISSAUGA (REALTY SERVICES)	0 MAIN ST	11	Approved (AC)
<u>DEFERRED APPLICATIONS - (MINOR VARIANCE)</u>				
A-207/19	HARDCO REAL ESTATE HOLDINGS LTD	1180 AEROWOOD DR	5	Approved (AC, ACP)
A-347/19	ANDRIY & NATALIYA ALEKSANDRYUK	483 AVONWOOD DR	1	Approved (AA, AC)

Decision of the Mississauga Committee of Adjustment under
Section 53 of The Planning Act R.S.O. 1990, C.P.13, as amended.
Application for the property located at **50 WOODLAWN AVENUE**.
Date of Hearing on Thursday |January 23, 2020|
Date Decision Signed by the Committee |January 30, 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 1:36p.m.

APPLICATION DETAILS

The applicants request the approval of the Committee to sever a parcel of land for the creation of a new lot. The severed parcel of land has a frontage of approximately 7.62m (25.00ft) and an area of approximately 290.00sq.m (3,121.53sq.ft).

J. Amorim, 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 10, 2020)
- City of Mississauga, Transportation and Works Department (dated January 10, 2020)
- City of Mississauga, Community Services Department, Park Planning (dated January 10, 2020)
- Region of Peel (dated January 10, 2020)
- Bell Canada, Right-of-Way (dated December 17, 2019)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from three area residents expressing objections regarding the subject application.

One area resident appeared before the Committee and objected to application. Concerns included height and setbacks. The resident read letters he had brought from surrounding area residents.

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

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

DECISION

Committee has taken into consideration, on balance, any and all submissions made before its decision including 3 written submissions and 1 oral submission.

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

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

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

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

The Decision of the Committee is:

APPLICATION APPROVED ON TERM(S) & CONDITIONS AS STATED IN APPENDIX A:

The applicants request the approval of the Committee to sever a parcel of land for the creation of a new lot. The severed parcel of land has a frontage of approximately 7.62m and an area of approximately 290.00sq.m.

TERM(S):

1. The variance applications approved under File(s) A18/20 & A19/20 must be finalized.

Committee Decision dated at the City of Mississauga on January 30, 2020.

<u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR)	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHAHRUKH"</u> 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 30, 2020.

"S. KENNEY"

For a signed copy of this document

please call 905-615-3200 ext. 2408

or

email Committee.Adjustment@mississauga.ca

SEAN KENNEY - SECRETARY-
TREASURER

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

Date of Mailing: February 3, 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 23, 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 February 3, 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. ("A"18/20 & "A"19/20)
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 10, 2020.
5. A letter shall be received from the City of Mississauga, Community Services Department, Parks Planning, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated January 10, 2020.
6. A letter shall be received from Bell Canada indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated December 17, 2019.

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

Should Committee see merit in the applicant's request we are providing the following conditions/requirements for Committee's consideration:

A. Items Required Prior to the Issuance of Final Consent

1. Overall Grading and Drainage Plan

The applicant's consulting engineer will be required to prepare an Overall Grading and Drainage Plan which contains sufficient details to ensure grading compatibility with the adjacent lands and submit the grading and drainage proposal to this department for review/approval.

2. Municipal Address Requirement

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

B. GENERAL INFORMATION

1. Lot Grading and Drainage

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

2. Servicing

All costs incurred in providing any service laterals will be the responsibility of the owner. The owner will also be responsible for all costs incurred for the required road reinstatement (if required). If the service connections are to be installed by a private contractor retained by the owner, issuance of an open cut permit will be subject to the owner depositing adequate securities with the City to guarantee proper road reinstatement.

3. Access

We advise the applicant that all costs incurred in providing any new driveway entrance(s) to the subject lands or any modifications/reinstatement required, would be

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

at cost to the owner. We are also noting that should any utilities need to be relocated, all costs incurred will also be to the owner.

4. Storm Sewer Outlet

The applicant is advised that the storm sewer outlet for these lands is the existing 375mm dia. Storm sewer on Woodlawn Avenue.

We are noting that any Transportation and Works Department concerns/requirements for this property will be addressed under Consent Application 'B' 4/20.

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

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

Should the application be approved, Community Services wishes to impose the following conditions:

1. The applicant shall provide a cash contribution of \$1,178.88 for planting of two (2) street trees on Woodlawn Avenue. This figure is subject to the most recent Fees and Charges By-law at the time of payment and is therefore subject to change.

In addition, Community Services notes the following:

1. Payment for street tree fees and charges can be made at the Parks and Forestry customer service counter located at 950 Burnhamthorpe Road West in the form of a certified cheque, bank draft, or money order payable to the City of Mississauga.
2. Prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O. 1990, C.P. 13, as amended) and in accordance with the City's policies and by-laws.

Should further information be required, please contact Jim Greenfield, Park Planner, Community Services Department at 905-615-3200 ext. 8538.

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

Bell Canada
Fl-2, 140 Bayfield St.
Barrie, Ontario
L4M 3B1

Fax: 705-722-2263
Tel: 705-722-2244
E-mail: carrie.gordon@bell.ca

December 17, 2019

Mississauga Committee of Adjustment
Office of the City Clerk
300 City Centre Drive
Mississauga, ON
L5B 3C1

Attention: Secretary-Treasurer
Email only: committee.adjustment@mississauga.ca

Dear Sir/Madame:

Subject: Application for Consent
50 Woodlawn Ave
Your File: B-4/20 Ward 1

Bell File: 905-20-016

Subsequent to review of the above-noted Severance Application by our local Engineering Department, it has been identified that Bell Canada will require a transfer of easement over these lands to protect existing aerial facilities, supply service to the properties, and to maintain service in the area. According to our records, Bell's aerial cable runs northwesterly parallel to the south property boundary as identified in the sketch provided.

Bell Canada would like to confirm that a blanket easement over the lands designated as 50 Woodlawn Ave., or a 3.0m wide corridor to be measured 1.5m on either side of the aerial cable and to extend from any Bell pole to a minimum of 2.0m past the anchor installation to be measured 0.5m on either side of the guy wire installation, as can be accommodated, would satisfy our needs

Since the easement is necessary in order to provide and maintain service to this area, all costs associated with this transaction is the responsibility of the landowner. Compensation should be set to the nominal amount of \$2.00 for the acquisition of these rights. Additionally, Bell Canada requires separate, registered postponements for any mortgages and certification of title.

We hope this proposal meets with your approval and request a copy of the Committee of Adjustments decision. We look forward to the owners' Solicitor contacting us with a draft reference plan and accompanying draft easement documents for our approval prior to registration, along with an acknowledgement and direction for our execution.

If you have any questions or concerns, please feel free to contact me.

Yours truly,

Carrie Gordon
Right of Way Associate

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 **50 WOODLAWN AVENUE**.
Date of Hearing on Thursday January 23, 2020
Date Decision Signed by the Committee January 30, 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 1:36p.m.

APPLICATION DETAILS

A minor variance is requested for the Severed lands of Consent application B4/20 proposing a building height measured to the eave of 7.39m (approx. 24.25ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured to the eave of 6.40m (approx. 21.00ft) in this instance.

J. Amorim, 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 10, 2020)
- City of Mississauga, Transportation and Works Department (dated January 10, 2020)
- Region of Peel (dated January 10, 2020)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from three area residents expressing objections regarding the subject application.

One area resident appeared before the Committee and objected to application. Concerns included height and setbacks. The resident read letters he had brought from surrounding area residents.

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

DECISION

Committee has taken into consideration, on balance, any and all submissions made before its decision including 3 written submissions and 1 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 SUBJECT TO TERM(S) & CONDITION(S):

To allow a building height measured to the eave of 7.39m whereas By-law 0225-2007, as amended, permits a maximum building height measured to the eave of 6.40m in this instance.

CONDITION(S):

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

TERM(S):

1. Variances approved under this file shall lapse if the consent application under file B72/19 is not finalized within the time prescribed by legislation.

Committee Decision dated at the City of Mississauga on January 30, 2020.

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

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"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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please call 905-615-3200 ext. 2408
or

email Committee.Adjustment@mississauga.ca

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **February 19, 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 **50 WOODLAWN AVENUE**.
Date of Hearing on Thursday January 23, 2020
Date Decision Signed by the Committee January 30, 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 1:36p.m.

APPLICATION DETAILS

A minor variance is requested for the Retained lands of Consent application B4/20 proposing a building height measured to the eave of 7.39m (approx. 24.25ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured to the eave of 6.40m (approx. 21.00ft) in this instance.

J. Amorim, 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 10, 2020)
- City of Mississauga, Transportation and Works Department (dated January 10, 2020)
- Region of Peel (dated January 10, 2020)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from three area residents expressing objections regarding the subject application.

One area resident appeared before the Committee and objected to application. Concerns included height and setbacks. The resident read letters he had brought from surrounding area residents.

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

DECISION

Committee has taken into consideration, on balance, any and all submissions made before its decision including 3 written submissions and 1 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 SUBJECT TO TERM(S) & CONDITION(S):

To allow a building height measured to the eave of 7.39m whereas By-law 0225-2007, as amended, permits a maximum building height measured to the eave of 6.40m in this instance.

CONDITION(S):

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

TERM(S):

1. Variances approved under this file shall lapse if the consent application under file B72/19 is not finalized within the time prescribed by legislation.

Committee Decision dated at the City of Mississauga on January 30, 2020.

<u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR)	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHAHRUKH"</u> 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 30, 2020.

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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or

email Committee.Adjustment@mississauga.ca

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **February 19, 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 53 of The Planning Act R.S.O. 1990, C.P.13, as amended.
Application for the property located at **5 PINE AVENUE NORTH**.
Date of Hearing on Thursday [January 23, 2020]
Date Decision Signed by the Committee [January 30, 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 1:50p.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 minor variances. The parcel of land (file B72/19) has a frontage of approximately 6.51m (21.36ft) and an area of approximately 281.0sq.m (3,024.76sq.ft).

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

BACKGROUND

On November 14, 2019, D. Acimovic, agent, attended and requested to defer the application to address staff concerns.

The Committee consented to the request and deferred the application to the January 23rd, 2020 hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated November 7, 2019)
- City of Mississauga, Transportation and Works Department (dated November 1, 2019)
- City of Mississauga, Community Services Department, Park Planning (dated October 31, 2019)
- Region of Peel (dated November 1, 2019)
- Bell Canada, Right-of-Way (dated October 22, 2019)
- A letter of objection was received from one area resident.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated January 10, 2020)
- City of Mississauga, Transportation and Works Department (dated January 10, 2020)
- City of Mississauga, Community Services Department, Park Planning (dated January 10, 2020)
- Region of Peel (dated January 10, 2020)

CORRESPONDENCE & DISCUSSION

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

Committee asked questions of the agent who appeared before the Committee regarding the location of the variances on the Site Plan.

One area resident appeared before the Committee and expressed concerns regarding the application. Concerns include distance between dwellings, flooding, and the size of the proposed dwellings.

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

DECISION

Committee has taken into consideration, on balance, any and all submissions made before its decision including 1 written submission and 1 oral submission.

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

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

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

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

The Decision of the Committee is:

APPLICATION APPROVED ON TERM(S) AND CONDITIONS AS STATED IN APPENDIX A:

The applicant requests the approval of the Committee to sever a parcel of land for the creation of a new lot and minor variances. The parcel of land (file B72/19) has a frontage of approximately 6.51m (21.36ft) and an area of approximately 281.0sq.m (3,024.76sq.ft).

TERM(S):

1. The variance applications approved under File(s) A432/19 & A433/19 must be finalized.

Committee Decision dated at the City of Mississauga on January 30, 2020.

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

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SEAN KENNEY - SECRETARY-
TREASURER

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

Date of Mailing: February 3, 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 23, 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 February 3, 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. ("A"432/19 & "A"433/19)
4. A letter shall be received from the City of Mississauga, Transportation and Works Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated January 10, 2020.
5. A letter shall be received from the City of Mississauga, Community Services Department, Parks Planning, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated January 10, 2020.

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

TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: January 10, 2020

RE: **Applicant:** Tina Jain
Date of Hearing: January 23, 2020
Address: 5 Pine Ave. North
Our File: 'B' 72/19 Ward 1 (Z-8)

Should Committee see merit in the applicant's request we are providing the following conditions/requirements for Committee's consideration:

A. Items Required Prior to the Issuance of Final Consent

1. Overall Grading and Drainage Plan

The applicant's consulting engineer will be required to prepare an Overall Grading and Drainage Plan which contains sufficient details to ensure grading compatibility with the adjacent lands and submit the grading and drainage proposal to this department for review/approval.

2. Municipal Address Requirement

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

B. GENERAL INFORMATION

1. Lot Grading and Drainage

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

2. Servicing

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

All costs incurred in providing any service laterals will be the responsibility of the owner. The owner will also be responsible for all costs incurred for the required road reinstatement (if required). If the service connections are to be installed by a private contractor retained by the owner, issuance of an open cut permit will be subject to the owner depositing adequate securities with the City to guarantee proper road reinstatement.

3. Access

We advise the applicant that all costs incurred in providing any new driveway entrance(s) to the subject lands or any modifications/reinstatement required, would be at cost to the owner. We are also noting that should any utilities need to be relocated, all costs incurred will also be to the owner.

4. Storm Sewer Outlet

The applicant is advised that the storm sewer outlet for these lands is the existing 525mm dia. Storm sewer on Pine Ave. North.

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

DATE: January 10, 2020

FILE: "B" 72/19

SUBJECT: CONSENT APPLICATION
5 PINE AVENUE NORTH
TINA JAIN
WARD 1
JANUARY 23, 2020 PUBLIC HEARING OF THE COMMITTEE OF ADJUSTMENT

The Park Planning Section of the Community Services Department has reviewed the above noted consent application, should the application be approved, Community Services wishes to impose the following conditions:

1. The applicant shall provide a cash contribution of \$589.44 for the planting of one (1) street tree on Pine Avenue North. This figure is subject to the most recent Fees and Charges By-law at the time of payment and is therefore subject to change.

In addition, Community Services notes the following:

1. Payment for street tree fees and charges can be made at the Parks and Forestry customer service counter located at 950 Burnhamthorpe Road West in the form of a certified cheque, bank draft, or money order payable to the City of Mississauga.
2. Prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O. 1990, C.P. 13, as amended) and in accordance with the City's policies and by-laws.

Should further information be required, please contact Jim Greenfield, Parks Planner, Community Services Department at 905-615-3200 ext. 8538.

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 **5 PINE AVENUE NORTH**.
Date of Hearing on Thursday January 23, 2020
Date Decision Signed by the Committee January 30, 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 1:50p.m.

APPLICATION DETAILS

A minor variance is requested for the Retained lands of Consent file B72/19 proposing:

1. A lot frontage of 6.44m (approx. 21.13ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 6.80m (approx. 22.31ft) in this instance;
2. A building height measured to the eaves of 7.50m (approx. 24.61ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured to the eaves of 6.40m (approx. 21.00ft) in this instance; and
3. A dwelling depth of 22.60m (approx. 74.15ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00m (approx. 65.62ft) in this instance.

, agent | the property owner | co-owner of the property, attended and presented evidence and comment in support of the application.

BACKGROUND

On November 14, 2019, D. Acimovic, agent, attended and requested to defer the application to address staff concerns.

The Committee consented to the request and deferred the application to the January 23rd, 2020 hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated November 7, 2019)
- City of Mississauga, Transportation and Works Department (dated November 1, 2019)
- City of Mississauga, Community Services Department, Park Planning (dated October 31, 2019)
- Region of Peel (dated November 1, 2019)
- Bell Canada, Right-of-Way (dated October 22, 2019)
- A letter of objection was received from one area resident.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated January 10, 2020)
- City of Mississauga, Transportation and Works Department (dated January 10, 2020)
- City of Mississauga, Community Services Department, Park Planning (dated January 10, 2020)
- Region of Peel (dated January 10, 2020)

CORRESPONDENCE & DISCUSSION

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

Committee asked questions of the agent who appeared before the Committee regarding the location of the variances on the Site Plan.

One area resident appeared before the Committee and expressed concerns regarding the application. Concerns include distance between dwellings, flooding, and the size of the proposed dwellings.

DECISION

Committee has taken into consideration, on balance, any and all submissions made before its decision including 1 written submission and 1 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: W. Shahrukh CARRIED

The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO TERM(S) & CONDITION(S):

To allow the creation of a new lot, being the Retained lands of Consent file B72/19, proposing:

1. A lot frontage of 6.44m whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 6.80m in this instance;
2. A building height measured to the eaves of 7.50m whereas By-law 0225-2007, as amended, permits a maximum building height measured to the eaves of 6.40m in this instance; and
3. A dwelling depth of 22.60m whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00m in this instance.

CONDITION(S):

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

TERM(S):

1. Variances approved under this file shall lapse if the consent application under file B72/19 is not finalized within the time prescribed by legislation.

Committee Decision dated at the City of Mississauga on January 30, 2020.

<u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR)	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHAHRUKH"</u> 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 30, 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 19, 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 **5 PINE AVENUE NORTH**.
Date of Hearing on Thursday January 23, 2020
Date Decision Signed by the Committee January 30, 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 1:50p.m.

APPLICATION DETAILS

A minor variance is requested for the Severed lands of Consent file B72/19 proposing:

1. A lot frontage of 6.51m (approx. 21.36ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 6.80m (approx. 22.31ft) in this instance;
2. A building height measured to the eaves of 7.50m (approx. 24.61ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured to the eaves of 6.40m (approx. 21.00ft) in this instance; and
3. A dwelling depth of 22.60m (approx. 74.15ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00m (approx. 65.62ft) in this instance.

, agent | the property owner | co-owner of the property, attended and presented evidence and comment in support of the application.

BACKGROUND

On November 14, 2019, D. Acimovic, agent, attended and requested to defer the application to address staff concerns.

The Committee consented to the request and deferred the application to the January 23rd, 2020 hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated November 7, 2019)
- City of Mississauga, Transportation and Works Department (dated November 1, 2019)
- City of Mississauga, Community Services Department, Park Planning (dated October 31, 2019)
- Region of Peel (dated November 1, 2019)
- Bell Canada, Right-of-Way (dated October 22, 2019)
- A letter of objection was received from one area resident.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated January 10, 2020)
- City of Mississauga, Transportation and Works Department (dated January 10, 2020)
- City of Mississauga, Community Services Department, Park Planning (dated January 10, 2020)
- Region of Peel (dated January 10, 2020)

CORRESPONDENCE & DISCUSSION

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

Committee asked questions of the agent who appeared before the Committee regarding the location of the variances on the Site Plan.

One area resident appeared before the Committee and expressed concerns regarding the application. Concerns include distance between dwellings, flooding, and the size of the proposed dwellings.

DECISION

Committee has taken into consideration, on balance, any and all submissions made before its decision including 1 written submission and 1 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: W. Shahrukh CARRIED

The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO TERM(S) & CONDITION(S):

To allow the creation of a new lot, being the Severed lands of Consent file B72/19 proposing:

1. A lot frontage of 6.51m whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 6.80m in this instance;
2. A building height measured to the eaves of 7.50m whereas By-law 0225-2007, as amended, permits a maximum building height measured to the eaves of 6.40m in this instance; and
3. A dwelling depth of 22.60m whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00m in this instance.

CONDITION(S):

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

TERM(S):

1. Variances approved under this file shall lapse if the consent application under file B72/19 is not finalized within the time prescribed by legislation.

Committee Decision dated at the City of Mississauga on January 30, 2020.

<u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR)	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHAHRUKH"</u> 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 30, 2020.

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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or

email Committee.Adjustment@mississauga.ca

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **February 19, 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 **5150 AMANA PLACE**.
Date of Hearing on Thursday January 23, 2020
Date Decision Signed by the Committee January 30, 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 2:04p.m.

APPLICATION DETAILS

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

1. A lot coverage of 41.90% 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 rear yard of 5.52m (approx. 18.11ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard of 7.50m (approx. 24.61ft) in this instance.

A. Aodesh, 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 13, 2020)
- City of Mississauga, Transportation and Works Department (dated January 10, 2020)
- Region of Peel (dated January 3, 2020)

CORRESPONDENCE & DISCUSSION

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

DECISION

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

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

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

The Decision of the Committee is:

APPLICATION APPROVED:

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

1. A lot coverage of 41.90% 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 rear yard of 5.52m whereas By-law 0225-2007, as amended, requires a minimum rear yard of 7.50m in this instance.

Committee Decision dated at the City of Mississauga on January 30, 2020.

<u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR)	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHAHRUKH"</u> 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 30, 2020.

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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email Committee.Adjustment@mississauga.ca

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **February 19, 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 **1433 MYRON DRIVE.**

Date of Hearing on Thursday January 23, 2020

Date Decision Signed by the Committee January 30, 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 2:05p.m.

APPLICATION DETAILS

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

1. A dwelling depth of 22.28m (approx. 73.10ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00m (approx. 65.62ft) in this instance;
2. A building height measured to a flat roof of 9.38m (approx. 30.77ft) whereas By-law 0225-2007, as amended, permits a maximum building height of 7.50m (approx. 24.61ft) in this instance;
3. A building height measured to the eaves of 7.46m (approx. 24.48ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured to the eaves of 6.40m (approx. 21.00ft) in this instance; and
4. A southerly side yard of 0.91m (approx. 2.99ft) whereas By-law 0225-2007, as amended, requires a minimum southerly side yard of 1.20m (approx. 3.94ft) 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 January 10, 2020)
- City of Mississauga, Transportation and Works Department (dated January 10, 2020)
- Region of Peel (dated January 10, 2020)
- Credit Valley Conservation (dated January 10, 2020)

CORRESPONDENCE & DISCUSSION

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

DECISION

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

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

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

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

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED:

To allow the construction of a two storey dwelling proposing:

1. A dwelling unit depth of 22.28m (approx. 73.10ft); whereas By-law 0225-2007, as amended, permits a maximum dwelling unit depth of 20.00m (approx. 65.62ft) in this instance;
2. A height of 9.38m (approx. 30.77ft) measured to the top of the flat roof; whereas By-law 0225-2007, as amended, permits a maximum height of 7.50m (approx. 24.61ft) measured to the top of a flat roof in this instance;
3. A height of 7.46m (approx. 24.48ft) measured to the eaves; whereas By-law 0225-2007, as amended, permits a maximum height of 6.40m (approx. 21.00ft) measured to the eaves in this instance; and
4. A southerly side yard of 0.91m (approx. 2.99ft) measured to the first storey; whereas By-law 0225-2007, as amended, requires a minimum southerly side yard of 1.20m (approx. 3.94ft) measured to the first storey in this instance.

Committee Decision dated at the City of Mississauga on January 30, 2020.

<u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR)	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHAHRUKH"</u> 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 30, 2020.

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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or
email Committee.Adjustment@mississauga.ca

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **February 19, 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 **1197 STRATHY AVENUE.**
Date of Hearing on Thursday January 23, 2020
Date Decision Signed by the Committee January 30, 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 2:09p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to permit the construction of a new house on the subject property proposing:

1. A lot coverage of 40.00% (297.16sq.m) of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% (260.67sq.m) of the lot area in this instance;
2. A side yard of 1.38m (approx. 4.27ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.81m (approx. 5.94ft) in this instance;
3. A building height measured to the eaves of 7.34m (approx. 24.10ft) whereas By-law 0225-2007, as amended, permits a maximum height measured to the eaves of 6.4m (approx. 21.00ft) in this instance;
4. An eave encroachment into the side yard of 0.61m (approx. 2.00ft) whereas By-law 0225-2007, as amended, permits a maximum eave encroachment into the side yard of 0.45m (approx. 1.48ft) in this instance;
5. Window well encroachment of 0.96m (approx. 3.14ft) whereas By-law 0225-2007, as amended, permits a maximum window well encroachment of 0.61m (approx. 2.00ft) in this instance; and
6. Stairs to be located in the side yard, whereas By-law 0225-2007, as amended, does not permit stairs to be located in the side yard in this instance.

G. Barrett, 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 10, 2020)
- City of Mississauga, Transportation and Works Department (dated January 10, 2020)
- Region of Peel (dated January 10, 2020)
- Credit Valley Conservation (dated January 10, 2020)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from one area resident expressing concerns for the subject application.
- Letters of support was received through the agent signed by two area residents.

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

DECISION

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

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

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

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

The Decision of the Committee is:

APPLICATION APPROVED:

To permit the construction of a new house on the subject property proposing:

1. A lot coverage of 40.00% 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 side yard of 1.38m whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.81m in this instance;
3. A building height measured to the eaves of 7.34m whereas By-law 0225-2007, as amended, permits a maximum height measured to the eaves of 6.4m in this instance;
4. An eave encroachment into the side yard of 0.61m whereas By-law 0225-2007, as amended, permits a maximum eave encroachment into the side yard of 0.45m in this instance;
5. Window well encroachment of 0.96m whereas By-law 0225-2007, as amended, permits a maximum window well encroachment of 0.61m in this instance; and
6. Stairs to be located in the side yard, whereas By-law 0225-2007, as amended, does not permit stairs to be located in the side yard in this instance.

Committee Decision dated at the City of Mississauga on January 30, 2020.

<u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR)	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHAHRUKH"</u> 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 30, 2020.

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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email Committee.Adjustment@mississauga.ca

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **February 19, 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 **1480 BRITANNIA ROAD UNIT 139**.
Date of Hearing on Thursday January 23, 2020
Date Decision Signed by the Committee January 30, 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 2:12p.m.

APPLICATION DETAILS

The applicants request the Committee to approve a minor variance to permit the construction of a balcony proposing:

1. A balcony projection of 3.05m (approx. 10.01ft) whereas By-law 0225-2007, as amended, permits a maximum balcony projection of 1.00m (approx. 3.30ft) in this instance; and
2. Area beneath the proposed balcony to be included in the 40% landscape area, whereas By-law 0225-2007, as amended, does not permit the area beneath a balcony to be included in the 40% landscape area in this instance.

K. Attia, 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 13, 2020)
- City of Mississauga, Transportation and Works Department (dated January 10, 2020)
- Region of Peel (dated January 3, 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, on balance, any and all submissions made before its decision. They have also considered all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and the majority of the members have determined that the application is minor in nature, desirable for the appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law and the Official Plan are maintained.

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

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

The Decision of the Committee is:

APPLICATION APPROVED:

To permit the construction of a balcony proposing:

1. A balcony projection of 3.05m whereas By-law 0225-2007, as amended, permits a maximum balcony projection of 1.00m in this instance; and
2. Area beneath the proposed balcony to be included in the 40% landscape area, whereas By-law 0225-2007, as amended, does not permit the area beneath a balcony to be included in the 40% landscape area in this instance.

Committee Decision dated at the City of Mississauga on January 30, 2020.

<u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR)	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHAHRUKH"</u> 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 30, 2020.

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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or

email Committee.Adjustment@mississauga.ca

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **February 19, 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 **1470 CHRISEDEN DRIVE.**
Date of Hearing on Thursday January 23, 2020
Date Decision Signed by the Committee January 30, 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 2:15p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to permit rear yard additions on the subject property proposing:

1. A northerly side yard of 2.35m (approx. 7.71ft), whereas By-law 0225-2007, as amended, requires a minimum northerly side yard of 2.40m (approx. 7.87ft) in this instance;
2. A rear yard of 4.90m (approx. 16.07ft) measured to a second storey addition whereas By-law 0225-2007, as amended, requires a minimum rear yard of 7.50m (approx. 24.61ft) in this instance; and
3. A rear yard of 5.00m (approx. 16.40ft) measured to a first storey addition whereas By-law 0225-2007, as amended, requires a minimum rear yard of 7.50m (approx. 24.61ft) in this instance.

H. Truong, 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 10, 2020)
- City of Mississauga, Transportation and Works Department (dated January 10, 2020)
- Region of Peel (dated January 10, 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, on balance, any and all submissions made before its decision. They have also considered all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and the majority of the members have determined that the application is minor in nature, desirable for the appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law and the Official Plan are maintained.

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

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

The Decision of the Committee is:

APPLICATION APPROVED:

To permit rear yard additions on the subject property proposing:

1. A northerly side yard of 2.35m, whereas By-law 0225-2007, as amended, requires a minimum northerly side yard of 2.40m in this instance;
2. A rear yard of 4.90m measured to a second storey addition whereas By-law 0225-2007, as amended, requires a minimum rear yard of 7.50m in this instance; and
3. A rear yard of 5.00m measured to a first storey addition whereas By-law 0225-2007, as amended, requires a minimum rear yard of 7.50m in this instance.

Committee Decision dated at the City of Mississauga on January 30, 2020.

<u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR)	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHAHRUKH"</u> 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 30, 2020.

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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email Committee.Adjustment@mississauga.ca

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **February 19, 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 **28 ELLESBORO DRIVE**.

Date of Hearing on Thursday January 23, 2020

Date Decision Signed by the Committee January 30, 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 2:18p.m.

APPLICATION DETAILS

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

1. A lot coverage of 31.20% (287.85sq.m) of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25.00% (230.32sq.m) of the lot area in this instance; and
2. A building height measured to the eaves of 6.98m (approx. 22.90ft) whereas By-law 0225-2007, as amended, permits a maximum height measured to the eaves of 6.40m (approx. 21.00ft) in this instance.

S. Dub, 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 January 13, 2020)
- City of Mississauga, Transportation and Works Department (dated January 10, 2020)
- Region of Peel (dated January 3, 2020)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from two area residents expressing concerns regarding the subject application.
- A petition of objection was received signed by eleven area residents.

One area residents appeared before the Committee and objected to the application. Concerns included the size of the dwelling and the proposed balcony.

Committee asked questions of the owner who appeared before the Committee regarding screening of the proposed balcony.

DECISION

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

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

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

The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO TERM(S) & CONDITION(S):

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

1. A lot coverage of 31.20% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25.00% of the lot area in this instance; and
2. A building height measured to the eaves of 6.98m whereas By-law 0225-2007, as amended, permits a maximum height measured to the eaves of 6.40m in this instance.

TERM(S):

1. Screening shall be provided on the balcony.

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 January 30, 2020.

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

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"S. KENNEY"

SEAN KENNEY - SECRETARY-
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 **February 19, 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 **70 PARK STREET WEST**.
Date of Hearing on Thursday January 23, 2020
Date Decision Signed by the Committee January 30, 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 request the Committee to approve a minor variance to allow a widened driveway proposing:

1. A setback to a side lot line measured to a driveway of 0.00m whereas By-law 0225-2007, as amended, requires a minimum setback to a side lot line measured to a driveway of 0.60m (approx. 1.97ft) in this instance;
2. A setback to a rear and side lot line measured to hard surface landscape material of 0.00m whereas By-law 0225-2007, as amended, requires a minimum setback of rear and side lot line measured to hard surface landscape material of 0.61m (approx. 2.00ft) in this instance; and
3. A driveway width of 6.22m (approx. 20.41ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width the lesser of 6.10m (approx. 20.01ft) or 45% (approx. 5.03m) of the lot frontage in this instance.

A. Beaumont, agent, attended and presented evidence and comment in support of the application. She indicated that the driveway setback is proposed as they are building the driveway to the retaining wall on the property line and any soft landscaping in the area would be difficult to maintain. She also indicated that drainage concerns raised by the setback to the rear yard hard landscaping is managed by a soak away pit.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated January 10, 2020)
- City of Mississauga, Transportation and Works Department (dated January 10, 2020)
- Region of Peel (dated January 10, 2020)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

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

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

DECISION

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

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

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

The Decision of the Committee is:

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

To allow a widened driveway proposing:

1. A setback to a side lot line measured to a driveway of 0.00m whereas By-law 0225-2007, as amended, requires a minimum setback to a side lot line measured to a driveway of 0.60m in this instance;
2. A setback to a rear and side lot line measured to hard surface landscape material of 0.00m whereas By-law 0225-2007, as amended, requires a minimum setback of rear and side lot line measured to hard surface landscape material of 0.61m in this instance; and
3. A driveway width of 6.22m whereas By-law 0225-2007, as amended, permits a maximum driveway width the lesser of 6.10m or 45% of the lot frontage in this instance.

CONDITION(S):

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

TERM(S):

1. The water retention pond in the rear yard shall be maintained.

Committee Decision dated at the City of Mississauga on January 30, 2020.

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

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"S. KENNEY"

SEAN KENNEY - SECRETARY-
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 **February 19, 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 **0 MAIN STREET.**
Date of Hearing on Thursday January 23, 2020
Date Decision Signed by the Committee January 30, 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 2:39p.m.

APPLICATION DETAILS

The applicant requests the Committee to authorize a minor variance to permit an outdoor patios within the existing municipal right-of-way of Main Street, whereas By-law 0225-2007, as amended, does not permit outdoor patios in this instance.

S. Clark, agent, attended and presented evidence and comment in support of the application.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated January 13, 2020)
- City of Mississauga, Transportation and Works Department (dated January 10, 2020)
- Region of Peel (dated January 3, 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, on balance, any and all submissions made before its decision. They have also considered all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and the majority of the members have determined that the application is minor in nature, desirable for the appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law and the Official Plan are maintained.

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

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

The Decision of the Committee is:

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

To permit an outdoor patios within the existing municipal right-of-way of Main Street, whereas By-law 0225-2007, as amended, does not permit outdoor patios in this instance.

CONDITION(S):

1. The patio on the property shall close at 11:00pm Sunday through Thursday and 12:00am (midnight) on Friday and Saturday.
2. No live music shall be permitted on the patio.
3. All patio furniture shall be removed from the patio during the patio off-season.

TERM(S):

1. The variances shall lapse in the event a Patio Encroachment Agreement is not in place with the City of Mississauga, Realty Services.

Committee Decision dated at the City of Mississauga on January 30, 2020.

<u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR)	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHAHRUKH"</u> 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 30, 2020.

"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 **February 19, 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 **1180 AEROWOOD DRIVE**.
Date of Hearing on Thursday January 23, 2020
Date Decision Signed by the Committee January 30, 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 2:43p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow a truck sales facility on the subject property proposing:

1. 128 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 168 parking spaces in this instance;
2. A one way aisle width adjacent to angled parking of 1.82m (approx. 5.97ft) whereas By-law 0225-2007, as amended, requires a minimum one way aisle width adjacent to angled parking of 5.50m (approx. 18.04ft) in this instance;
3. A setback from a G1 zone to parking spaces of 3.90m (approx. 12.80ft) whereas By-law 0225-2007, as amended, requires a minimum setback from a G1 zone to parking spaces of 7.50m (approx. 24.61ft) in this instance; and
4. To permit the outdoor display/storage of a maximum of 30 commercial motor vehicles on required parking, whereas By-law 0225-2007, as amended, requires that parking cannot be used for the display/storage of commercial motor vehicles in this instance.

J. Levac, agent, attended and presented evidence and comment in support of the application.

BACKGROUND

On May 30, 2019, J. Levac, agent, attended and requested to defer the application to address TRCA and other department concerns.

The Committee consented to the request and deferred the application to the June 20th, 2019 hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated May 20, 2019)
- City of Mississauga, Transportation and Works Department (dated May 16, 2019)
- City of Mississauga, Community Services Department, Park Planning (dated May 15, 2019)
- City of Mississauga, By-Law Enforcement (dated May 22, 2019)
- Region of Peel (dated May 17, 2019)
- Toronto Region Conservation (dated May 9, 2019)

On June 20, 2019, J. Levac, agent, attended and requested to defer the application to meet with the TRCA and conduct further studies.

The Committee consented to the request and deferred the application to the September 19th, 2019 hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated June 10, 2019)
- City of Mississauga, Transportation and Works Department (dated June 7, 2019)
- Region of Peel (dated June 11, 2019)

On September 19, 2019, J. Levac, agent, requested to defer the application to respond to TRCA concerns.

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

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated September 11, 2019)
- City of Mississauga, Transportation and Works Department (dated September 6, 2019)
- City of Mississauga, Community Services Department, Park Planning (dated September 6, 2019)
- Region of Peel (dated September 3, 2019)
- Toronto and Region Conservation Authority (dated August 15, 2019)
- 1 letter of objection was received from a local business

On November 21, 2019, J. Levac, agent, attended and requested to amend the application. Committee expressed concerns that the proposed amendments warranted recirculation of the application. 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 23rd, 2020 hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated November 12, 2019)
- City of Mississauga, Transportation and Works Department (dated November 8, 2019)
- City of Mississauga, Community Services Department, Park Planning (dated November 6, 2019)
- Region of Peel (dated November 13, 2019)
- Toronto Region Conservation (dated October 23, 2019)

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated January 13, 2020)
- City of Mississauga, Transportation and Works Department (dated January 10, 2020)
- City of Mississauga, Community Services Department, Park Planning (dated January 10, 2020)
- Region of Peel (dated January 3, 2020)
- Toronto Region Conservation (dated December 12, 2019)

CORRESPONDENCE & DISCUSSION

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

An agent on behalf of one area property owner appeared before the Committee and expressed concerns regarding truck parking and the obstruction of snow removal.

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

DECISION

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

Committee has taken into consideration, on balance, any and all submissions made before its decision including 1 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 SUBJECT TO CONDITION(S):

To allow a truck sales facility on the subject property proposing:

1. 128 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 168 parking spaces in this instance;
2. A one way aisle width adjacent to angled parking of 1.82m whereas By-law 0225-2007, as amended, requires a minimum one way aisle width adjacent to angled parking of 5.50m in this instance;
3. A setback from a G1 zone to parking spaces of 3.90m whereas By-law 0225-2007, as amended, requires a minimum setback from a G1 zone to parking spaces of 7.50m in this instance; and
4. To permit the outdoor display/storage of a maximum of 30 commercial motor vehicles on required parking, whereas By-law 0225-2007, as amended, requires that parking cannot be used for the display/storage of commercial motor vehicles in this instance.

CONDITION(S):

1. The applicant shall install a fence at the rear curb of the parking lot, as required by the TRCA to avoid future encroachment and protection of the adjacent City owned Natural Heritage System
2. The applicant shall provide a letter from Community Services no later than July 31, 2020 that the fence has been installed and the landscaping has been completed to the satisfaction of the City of Mississauga, Park Planning Section.
3. 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 January 30, 2020.

<u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR)	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHAHRUKH"</u> 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 30, 2020.

"S. KENNEY"

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SEAN KENNEY - SECRETARY-TREASURER

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 19, 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 **483 AVONWOOD DRIVE**.
Date of Hearing on Thursday January 23, 2020
Date Decision Signed by the Committee January 30, 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 3:04p.m.

APPLICATION DETAILS

The applicants request the Committee to approve a minor variance to allow an attached garage on the subject property proposing:

1. A southerly interior side yard of 1.05m (approx. 3.45ft) whereas By-law 0225-2007, as amended, requires a minimum southerly interior side yard of 1.80m (approx. 5.91ft) in this instance;
2. A combined width of side yards of 3.05m (approx. 10.01ft) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 3.66m (approx. 12.01ft) in this instance; and
3. A side yard measured to the closest point of the driveway of 0.20m (approx. 0.66ft) whereas By-law 0225-2007, as amended, requires a minimum side yard measured to the closest point of the driveway of 0.60m (approx. 1.97ft) in this instance.

J. Sibenik, agent, attended and presented evidence and comment in support of the application.

BACKGROUND

On September 5th, 2019, J. Sibenik, agent, requested to defer to address zoning staff comments.

Committee consented to the request and deferred the application to the October 24, 2019 hearing.

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated August 26, 2019)
- City of Mississauga, Transportation and Works Department (dated August 22, 2019)
- Region of Peel (dated August 16, 2019)
- Credit Valley Conservation Authority
- A letter of no objection was received from an area resident

On October 24th, 2019, J. Sibenik, agent, requested to defer to address staff concerns.

Committee consented to the request and deferred the application to the January 23, 2019 hearing.

The Secretary – Treasurer noted the comments received from:

- 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 21, 2019)

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated January 10, 2020)
- City of Mississauga, Transportation and Works Department (dated January 10, 2020)
- Region of Peel (dated January 10, 2020)

CORRESPONDENCE & DISCUSSION

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

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

DECISION

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

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

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

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

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED SUBJECT TO TERM(S):

To allow an attached garage on the subject property proposing:

1. A southerly interior side yard of 1.05m whereas By-law 0225-2007, as amended, requires a minimum southerly interior side yard of 1.80m in this instance;
2. A combined width of side yards of 3.05m whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 3.66m in this instance; and
3. A side yard measured to the closest point of the driveway of 0.30m whereas By-law 0225-2007, as amended, requires a minimum side yard measured to the closest point of the driveway of 0.60m in this instance.

TERM(S):

1. The existing downspout at the front of the garage shall be redirected towards the interior of the lot so as not to impact the rear yard of the adjacent lot.

Committee Decision dated at the City of Mississauga on January 30, 2020.

<u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR)	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHAHRUKH"</u> 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 30, 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 19, 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.