

COMMITTEE OF ADJUSTMENT RESULTS



Location: COUNCIL CHAMBER
Hearing: JANUARY 30, 2020 AT 4:00 P.M.

File	Name of Applicant	Location of Land	Ward	Decision
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| AA = Approved as Amended | ACP= Condition Plan | AC= Approved on Condition | AT = Approved Temporarily | D = Deferred |
AIP=Approved in Part

MOTIONS

A53/20 (1559 Leda Ave) – Motion to withdraw the application and refund application fees as the variance was deemed unnecessary.

NEW APPLICATIONS - (CONSENT)

B-6/20 A-49/20 A-50/20	HARVINDER TAKHAR	747 QUEENSWAY W	7	D (May 28)
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NEW APPLICATIONS - (MINOR VARIANCE)

A-41/20	RENNIE & MICHELLE ASADA	1115 ALGONQUIN DR	2	Approved
A-42/20	HURONTARIO OFFICE CENTRE INC	2090 HURONTARIO ST	7	Approved
A-43/20	DOMINIKA & MEHDI PARKER	3456 ENNISKILLEN CIR	6	Approved
A-44/20	MORGAURD CORPORATION & MCC ONTARIO LIMITED	77 CITY CENTRE DR	4	Approved (AA, ACP)
A-45/20	GORDON & INGRID STOCKMAN	14 MINNEWAWA RD	1	D (May 7)
A-46/20 A-47/20	GAMAL BASTA & MERFAT HANNA	5198 DURIE RD	6	Approved (AA, ACP)
A-48/20	CITY OF MISSISSAUGA	7380 AIRPORT RD	5	Approved (AA, AC, AT)
A-51/20	RABIA & SALMAN KABANI	5622 LUCY DR	10	Approved (ACP)
A-52/20	VALENTINO D'SOUZA & DEEPTI FERNANDES	2684 LOS PALMAS CRT	9	Approved (AA, ACP)
A-53/20	[REDACTED]	1559 LEDA AVE	4	Withdrawn
A-54/20	SHAIKH RIAZ & KHAN ZAHIDA	5495 TENTH LINE WEST	10	D (Apr 23)
A-55/20	SANDEEP BHULLAR & GAGANDEEP SINGH	3114 BONAVENTURE DR	5	Approved (ACP)



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 **1115 ALGONQUIN DRIVE**.
Date of Hearing on Thursday January 30, 2020
Date Decision Signed by the Committee February 6, 2020

The hearing commenced at approximately 4:05p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 4:14p.m.

APPLICATION DETAILS

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

1. A garage area of 97.80sq.m (approx. 1052.71sq.ft) whereas By-law 0225-2007, as amended, permits a maximum garage area of 75.00sq.m (approx. 807.29sq.ft) in this instance;
2. A building height measured to the eaves of 7.04m (approx. 23.10ft) 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;
3. A driveway width within 6m of the front garage face of 11.86m (approx. 38.91ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width within 6m of the front garage face of 10.50m (approx. 34.45ft) in this instance; and
4. A driveway width beyond 6m of the garage face of 11.86m (approx. 38.91ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width beyond 6m of the garage face of 8.50m (approx. 27.89ft) in this instance.

G. Ricci, 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 17, 2020)
- City of Mississauga, Transportation and Works Department (dated January 17, 2020)
- Region of Peel (dated January 24, 2020)
- Credit Valley Conservation (dated January 17, 2020)

CORRESPONDENCE & DISCUSSION

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

The agent submitted a letter of support signed by one area resident.

DECISION

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

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

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

The Decision of the Committee is:

APPLICATION APPROVED:

To permit the construction of a new dwelling and driveway proposing:

1. A garage area of 97.80sq.m whereas By-law 0225-2007, as amended, permits a maximum garage area of 75.00sq.m in this instance;
2. A building height measured to the eaves of 7.04m whereas By-law 0225-2007, as amended, permits a maximum building height measured to the eaves of 6.40m in this instance;
3. A driveway width within 6m of the front garage face of 11.86m whereas By-law 0225-2007, as amended, permits a maximum driveway width within 6m of the front garage face of 10.50m in this instance; and
4. A driveway width beyond 6m of the garage face of 11.86m whereas By-law 0225-2007, as amended, permits a maximum driveway width beyond 6m of the garage face of 8.50m in this instance.

Committee Decision dated at the City of Mississauga on February 6, 2020.

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

I certify this is copy of the decision of the Committee's decision given on February 6, 2020.

<u>"S. KENNEY"</u> SEAN KENNEY - SECRETARY- TREASURER	For a signed copy of this document please call 905-615-3200 ext. 2408 or email Committee.Adjustment@mississauga.ca
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A copy of Section 45 of the Planning Act, as amended, is attached.

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **February 26, 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 **2090 HURONTARIO ST.**
Date of Hearing on Thursday January 30, 2020
Date Decision Signed by the Committee February 6, 2020

The hearing commenced at approximately 4:05p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 4:20p.m.

APPLICATION DETAILS

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

M. Luchich, agent, attended and presented evidence and comment in support of the application. The agent opined that the use was similar to a Personal Service Establishment, however Zoning had classified it as a Commercial School.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated January 20, 2020)
- City of Mississauga, Transportation and Works Department (dated January 17, 2020)
- Region of Peel (dated January 24, 2020)
- The Ministry of Transportation (dated January 10, 2020)
- Trans Northern Pipeline Inc (dated January 30, 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 regarding the maximum number of pupils.

Committee discussed the merits of limiting the scope of the approval through either an approval through Section 45(2) or by imposing conditions.

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: S. Patrizio SECONDED BY: J. Page CARRIED

The Decision of the Committee is:

APPLICATION APPROVED ON TERM(S):

To allow the operation of a commercial school on the subject property whereas By-law 0225-2007, as amended, does not permit such a use in this instance.

TERM(S):

1. The Commercial School shall only provide academic tutoring in subjects that augment the elementary or secondary school courses of study.
2. The tutoring shall be limited to students enrolled in school between the grades of Kindergarten and Grade 12.

Committee Decision dated at the City of Mississauga on February 6, 2020.

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

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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 26, 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 **3456 ENNISKILLEN CIRCLE**.
Date of Hearing on Thursday January 30, 2020
Date Decision Signed by the Committee February 6, 2020

The hearing commenced at approximately 4:05p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 4:30p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to permit an addition proposing a side yard (westerly) measured to the second storey of 1.84m (approx. 6.40ft) whereas By-law 0225-2007, as amended, requires a minimum side yard measured to the second storey of 2.41m (approx. 7.91ft) in this instance.

D. Parker, co-owner of the property, 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 20, 2020)
- City of Mississauga, Transportation and Works Department (dated January 17, 2020)
- Region of Peel (dated January 24, 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: J. Page SECONDED BY: D. Kennedy CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

To permit an addition proposing a side yard (westerly) measured to the second storey of 1.84m whereas By-law 0225-2007, as amended, requires a minimum side yard measured to the second storey of 2.41m in this instance.

Committee Decision dated at the City of Mississauga on February 6, 2020.

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

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SEAN KENNEY - SECRETARY-
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This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **February 26, 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 **77 CITY CENTRE DRIVE**.
Date of Hearing on Thursday January 30, 2020
Date Decision Signed by the Committee February 6, 2020

The hearing commenced at approximately 4:05p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 4:32p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to permit an outdoor patio whereas By-law 0225-2007, as amended, does not permit an outdoor patio in this instance.

P. Voronenko, 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 20, 2020)
- City of Mississauga, Transportation and Works Department (dated January 17, 2020)
- Region of Peel (dated January 24, 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

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 SUBJECT TO CONDITIONS:

To permit:

1. An outdoor patio whereas By-law 0225-2007, as amended, does not permit an outdoor patio in this instance; and
2. Patios not accessory to existing restaurant uses whereas By-law 0225-2007, as amended, only permits outdoor patios where they are accessory to a restaurant or take-out restaurant in this instance.

CONDITION(S):

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

Committee Decision dated at the City of Mississauga on February 6, 2020.

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

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This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **February 26, 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 **5198 DURIE ROAD**.
Date of Hearing on Thursday January 30, 2020
Date Decision Signed by the Committee February 6, 2020

The hearing commenced at approximately 4:05p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 4:37p.m.

APPLICATION DETAILS

The applicants request the Committee to approve a minor variance to allow the construction of a new house on the subject property, being the severed lands from Consent application B60/19, proposing an interior side yard of 1.2m (approx. 3.9ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 1.8m (approx. 5.9ft) in this instance.

G. Basta, co-owner of the property, 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 20, 2020)
- City of Mississauga, Transportation and Works Department (dated January 17, 2020)
- City of Mississauga, Community Services Department, Culture Division (dated January 3, 2020)
- Region of Peel (dated January 24, 2020)
- Credit Valley Conservation (dated January 20, 2020)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- A petition of objection was received signed by 19 area residents, however a subsequent email withdrawing the petition was received prior to the hearing.

Committee asked questions of the owner who appeared before the Committee regarding the location of the setback relief.

Committee discussed the Culture Division comment regarding the Heritage Impact Assessment and if it would be required. Committee also discussed the Consent application previously approved on the property.

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: S. Patrizio SECONDED BY: J. Page CARRIED

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITION(S):

To allow the construction of a new house on the subject property, being the severed lands from Consent application B60/19, proposing both interior side yards of 1.2m whereas By-law 0225-2007, as amended, requires minimum interior side yards of 1.8m in this instance.

CONDITION(S):

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

Committee Decision dated at the City of Mississauga on February 6, 2020.

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

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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 26, 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 **5198 DURIE ROAD**.
Date of Hearing on Thursday January 30, 2020
Date Decision Signed by the Committee February 6, 2020

The hearing commenced at approximately 4:05p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 4:37p.m.

APPLICATION DETAILS

The applicants request the Committee to approve a minor variance to allow the construction of a new house on the subject property, being the retained lands from Consent application B60/19, proposing an interior side yard of 1.2m (approx. 3.9ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 1.8m (approx. 5.9ft) in this instance.

G. Basta, co-owner of the property, 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 20, 2020)
- City of Mississauga, Transportation and Works Department (dated January 17, 2020)
- City of Mississauga, Community Services Department, Culture Division (dated January 3, 2020)
- Region of Peel (dated January 24, 2020)
- Credit Valley Conservation (dated January 20, 2020)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- A petition of objection was received signed by 19 area residents, however a subsequent email withdrawing the petition was received prior to the hearing.

Committee asked questions of the owner who appeared before the Committee regarding the location of the setback relief.

Committee discussed the Culture Division comment regarding the Heritage Impact Assessment and if it would be required. Committee also discussed the Consent application previously approved on the property.

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: S. Patrizio SECONDED BY: J. Page CARRIED

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITION(S):

To allow the construction of a new house on the subject property, being the retained lands from Consent application B60/19, proposing both interior side yards of 1.2m whereas By-law 0225-2007, as amended, requires minimum interior side yards of 1.8m in this instance.

CONDITION(S):

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

Committee Decision dated at the City of Mississauga on February 6, 2020.

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

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **February 26, 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 **7380 AIRPORT ROAD.**
Date of Hearing on Thursday January 30, 2020
Date Decision Signed by the Committee February 6, 2020

The hearing commenced at approximately 4:05p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 4:49p.m.

APPLICATION DETAILS

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

H. Mohamed, agent, attended and presented evidence and comment in support of the application. He presented a letter of intention to the Committee.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated January 17, 2020)
- City of Mississauga, Transportation and Works Department (dated January 17, 2020)
- Region of Peel (dated January 17, 2020)
- Toronto and Region Conservation (dated January 14, 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 regarding surrounding uses, logistics of the site, and the types of trailers being stored.

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: S. Patrizio SECONDED BY: J. Page 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 Outdoor Storage of trailers on the subject property and in accordance with subsection 8.1.7 (Outdoor Storage and Outdoor Display E3 Zones); whereas, By-law 0225-2007, as amended, does not permit such a use in this instance.

CONDITION(S):

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

TERM(S):

1. The variances shall lapse in the event a lease agreement is not in place with the City of Mississauga, Realty Services for use of the subject property.
2. Outdoor storage of materials shall not be permitted.
3. A maximum of 35 trailers may be stored on site.

CERTIFIED A TRUE COPY
SEAN KENNEY MANAGER
COMMITTEE OF ADJUSTMENT
AND VITAL STATISTICS

Committee Decision dated at the City of Mississauga on February 6, 2020.

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

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"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 26, 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 **5622 LUCY DRIVE.**
Date of Hearing on Thursday January 30, 2020
Date Decision Signed by the Committee February 6, 2020

The hearing commenced at approximately 4:05p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 5:02p.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 5.41m (approx. 17.75ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 4.30m (approx. 14.11ft) in this instance.

R. Kabani, co-owner of the property, 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 20, 2020)
- City of Mississauga, Transportation and Works Department (dated January 17, 2020)
- Region of Peel (dated January 24, 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: J. Page SECONDED BY: J. Kwast CARRIED

The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO CONDITION(S):

To allow a widened driveway on the subject property proposing a driveway width of 5.41m whereas By-law 0225-2007, as amended, permits a maximum driveway width of 4.30m in this instance.

CONDITION(S):

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

Committee Decision dated at the City of Mississauga on February 6, 2020.

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

I certify this is copy of the decision of the Committee's decision given on February 6, 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 26, 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 **2684 LOS PALMAS COURT**.
Date of Hearing on Thursday January 30, 2020
Date Decision Signed by the Committee February 6, 2020

The hearing commenced at approximately 4:05p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 5:03p.m.

APPLICATION DETAILS

The applicants request the Committee to approve a minor variance to allow a new pedestrian entrance facing a street to facilitate a second unit whereas By-law 0225-2007, as amended, does not permit a pedestrian entrance facing a street to facilitate a second unit in this instance.

V. D'Souza, co-owner of the property, 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 20, 2020)
- City of Mississauga, Transportation and Works Department (dated January 17, 2020)
- Region of Peel (dated January 24, 2020)

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 regarding if the driveway would be further widened or if it already exists.

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: S. Patrizio SECONDED BY: J. Page CARRIED

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITION(S):

To allow:

1. A maximum driveway width of 5.41m whereas By-law 0225-2007, as amended, permits a maximum driveway width of 5.2m in this instance; and
2. A new pedestrian entrance facing a street to facilitate a second unit whereas By-law 0225-2007, as amended, does not permit a pedestrian entrance facing a street to facilitate a second unit in this instance.

CONDITION(S):

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

Committee Decision dated at the City of Mississauga on February 6, 2020.

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

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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 26, 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 **3114 BONAVENTURE DRIVE**.
Date of Hearing on Thursday January 30, 2020
Date Decision Signed by the Committee February 6, 2020

The hearing commenced at approximately 4:05p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 5:06p.m.

APPLICATION DETAILS

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

1. A lot coverage of 31.62% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% of the lot area in this instance;
2. A gross floor area of 337.92sq.m (approx. 3,637.34sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 269.61sq.m (approx. 2,902.06sq.ft) in this instance;
3. A height to the eaves of 7.01m (approx. 23.00ft) whereas By-law 0225-2007, as amended, permits a maximum height to the eaves of 6.40m (approx. 21.00ft) in this instance; and
4. A height to the roof ridge of 9.30m (approx. 30.51ft) whereas By-law 0225-2007, as amended, permits a maximum height to the roof ridge of 9.00m (approx. 29.52ft) in this instance.

G. Gill, 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 20, 2020)
- City of Mississauga, Transportation and Works Department (dated January 17, 2020)
- Region of Peel (dated January 24, 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: S. Patrizio SECONDED BY: J. Page CARRIED

The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO CONDITION(S):

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

1. A lot coverage of 31.62% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% of the lot area in this instance;
2. A gross floor area of 337.92sq.m whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 269.61sq.m in this instance;
3. A height to the eaves of 7.01m whereas By-law 0225-2007, as amended, permits a maximum height to the eaves of 6.40m in this instance; and
4. A height to the roof ridge of 9.30m whereas By-law 0225-2007, as amended, permits a maximum height to the roof ridge of 9.00m in this instance.

CONDITION(S):

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

Committee Decision dated at the City of Mississauga on February 6, 2020.

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

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NOTES:

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2. Further approvals from the City of Mississauga may be required i.e. a Building Permit, a Zoning Certificate, a License, etc.