

May 15th, 2020

RE: New Notice of Decisions required due to the COVID-19 Emergency. The Province recently made changes to notice periods to provide clarity to all Committee of Adjustment Decision impacted by the Covid 19 Emergency Declaration.

Previously the Province issued emergency order regulations that suspended all Planning Act timelines as of March 15th, 2020. This included any file still within the 20 day appeal period as of March 15th, 2020.

The Province has issued new regulations that require us to issue new Notices of Decision for all applications that received a decision on or after Feb 26th, 2020. The effective of this notice is to reset the 20 day appeal period. The new appeal period begins 20 days after the date of mailing.

To file an appeal with the Local Planning Appeal Tribunal, you must file written notification, to the Secretary Treasurer Committee of Adjustment giving reasons for the appeal and accompanied with the prescribed application and fees on or before **June 4th, 2020**.

Appeals can be mailed to: Committee of Adjustment, Office of the City Clerk, 300 City Centre Drive, Mississauga, ON, L5B 3C1.

Kind regards,



Umar Mahmood
Committee of Adjustment Coordinator

Enclosure

COMMITTEE OF ADJUSTMENT RESULTS



Location: COUNCIL CHAMBER
Hearing: FEBRUARY 20, 2020 AT 1:30 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

B40-42 & A290-293/19 (3585 Dixie Rd) – Applicant has requested to defer the applications from March 26 to May 28 in order to confirm the required variances for a modified proposal.

NEW APPLICATIONS (CONSENT)

B-8/20 A-61/20 A-62/20	IWONA REMBACZ	1318 ALEXANDRA AVE	1	Approved (AC)		
				Approved		
				Approved		
B-9/20 B-10/20	2209449 ONTARIO INC 2569536 ONTARIO INC	455 GIBRALTAR DR 6950 KENNEDY RD	5	Approved (AC)		
				Approved (AC)		
B-11/20 B-12/20 A-68/20 TO A-70/20	FRANK AND VITA MERULLA, & MACRI CATERINA	1414 SOUTH SERVICE RD	1	D (May 28)		

NEW APPLICATIONS (MINOR VARIANCE)

A-32/20	OKSANA MOUDRAK-CHRZANOWSKI	914 HAMPTON CRES	1	Approved (ACP)		
A-56/20	SHARON CHILDS	366 REVUS AVE	1	Approved (AC)		
A-57/20	ANAN & FIDAA ZAQA	4105 CREDIT POINTE DR	6	Approved		
A-58/20	ROHIT UPPAL	7626 REDSTONE RD	5	Approved (ACP)		
A-59/20	INDERJIT & GURVIR DHALIWAL	7684 REDSTONE RD	5	Approved (AA, ACP)		
A-60/20	AAMOLI DHALIWAL	1842 BALSAM AVE	2	D (Apr 23)		
A-63/20	ROMAN BOYKO & LESIA TSOMYK	1300 MINEOLA GDNS	1	Approved (AC, ACP)		
A-64/20	CASA DOAN	1314 CAWTHRA RD	1	Approved (ACP)		
A-65/20	CHRISTOPHER & ANGELA GORALSKI	1422 ALDO DR	2	Approved (ACP)		
A-66/20	ROGERS TELECOMMUNICATIONS LTD	448 BURNHAMTHORPE RD W	7	D (Mar 12)		
A-67/20	JULIE ROWE	86 OAKES DR	1	Approved		

Decision of the Mississauga Committee of Adjustment under
Section 53 of The Planning Act R.S.O. 1990, C.P.13, as amended.
Application for the property located at **1318 ALEXANDRA AVENUE.**

Date of Hearing on Thursday February 20, 2020

Date Decision Signed by the Committee February 27, 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 1:38p.m.

APPLICATION DETAILS

The applicant requests the approval of the Committee to sever a parcel of land for the creation of a new lot. The parcel of land has a frontage of approximately 8.62m (28.28ft) and an area of approximately 389.54sq.m (4,192.97sq.ft).

T. Correia, 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 February 13, 2020)
- City of Mississauga, Transportation and Works Department (dated February 13, 2020)
- City of Mississauga, Community Services Department, Park Planning (dated February 13, 2020)
- Region of Peel (dated February 13, 2020)
- Bell Canada, Right-of-Way (dated February 13, 2020)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- The agent submitted a petition of support signed by five 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 1 petition.

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

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

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

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

The Decision of the Committee is:

APPLICATION APPROVED ON CONDITIONS AS STATED IN APPENDIX A:

The applicant requests the approval of the Committee to sever a parcel of land for the creation of a new lot. The parcel of land has a frontage of approximately 8.62m and an area of approximately 389.54sq.m.

Committee Decision dated at the City of Mississauga on February 27, 2020

<u>"S. PATRIZIO"</u> S. PATRIZIO	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHAHRUKH"</u> W. SHAHRUKH	<u>"D. KENNEDY"</u> D. KENNEDY
<u>"J. PAGE"</u> J. PAGE (CHAIR)	<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 27, 2020

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

For a signed copy of this document

please call 905-615-3200 ext. 2408

or

email Committee.Adjustment@mississauga.ca

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

Date of Mailing: May 15, 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 **June 4, 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 May 15, 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" 61/20 & "A"62/20)
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 February 13, 2020.
5. A letter shall be received from the City of Mississauga, Community Services Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated February 13, 2020.

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

Transportation and Works Comments

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. We note that based on the existing drainage pattern, increased hard surface areas and roof drainage of both lots and existing soils conditions, it is suggested that a rear lot catch basin be provided at the south west corner of the rear yard of the proposed retained lands. This should be reflected in the proposed grading and drainage plan to be submitted.

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

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

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 Alexandra Ave.

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

We note that any Transportation and Works Department concerns/requirements for for the Minor Variance applications for this property will be addressed under Consent Application 'B' 8/20.

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

Parks, Forestry & Environment

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

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

- 26cm DBH Norway Maple – Good Condition

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

1. The applicant shall ensure that future driveways do not impact or require the removal of the above noted tree.
2. The applicant shall provide a cash contribution of \$1,178.88 for planting of two (2) street trees on Alexandra 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.
3. The applicant shall provide tree protection securities in the amount of \$1,700.00 for the Norway Maple tree.

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. The applicant shall provide frame tree hoarding at the dripline of the above noted tree prior to any construction to the satisfaction of City of Mississauga Forestry Staff. Please call Ryan Cormier at 905-615-3200 ext. 4580 to arrange a hoarding inspection.
3. 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.



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 **1318 ALEXANDRA AVENUE**.
Date of Hearing on Thursday February 20, 2020
Date Decision Signed by the Committee February 27, 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 1:38p.m.

APPLICATION DETAILS

A minor variance is requested for the severed lands (A61/20) proposing:

1. A lot frontage of 8.62m (approx. 28.28ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 12.00m (approx. 39.37ft) in this instance;
2. A southerly side yard of 0.60m (approx. 1.96ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m (approx. 3.93ft) in this instance;
3. A side yard measured to the eaves of 0.19m (approx. 0.62ft) whereas By-law 0225-2007, as amended, requires a minimum side yard measured to the eaves of 0.75m (approx. 2.46ft) in this instance;
4. A side yard measured to a front porch of 0.60m (approx. 1.96ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m (approx. 3.93ft) in this instance;
5. A side yard measured to a rear deck of 0.60m (approx. 1.96ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 0.61m (approx. 2.00ft) in this instance; and
6. A height measured to the eaves of 6.97m (approx. 22.87ft) whereas By-law 0225-2007, as amended, permits a maximum height of 6.40m (approx. 21.00ft) in this instance.

T. Correia, 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 February 13, 2020)
- City of Mississauga, Transportation and Works Department (dated February 13, 2020)
- Region of Peel (dated February 13, 2020)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

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

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

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

The Decision of the Committee is:

APPLICATION APPROVED:

To allow the creation of a new lot, being the severed lands of application B8/20, proposing:

1. A lot frontage of 8.62m whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 12.00m in this instance;
2. A southerly side yard of 0.60m whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m in this instance;
3. A side yard measured to the eaves of 0.19m whereas By-law 0225-2007, as amended, requires a minimum side yard measured to the eaves of 0.75m in this instance;
4. A side yard measured to a front porch of 0.60m whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m in this instance;
5. A side yard measured to a rear deck of 0.60m whereas By-law 0225-2007, as amended, requires a minimum side yard of 0.61m in this instance; and
6. A height measured to the eaves of 6.97m whereas By-law 0225-2007, as amended, permits a maximum height of 6.40m in this instance.

Committee Decision dated at the City of Mississauga on February 27, 2020.

<u>"S. PATRIZIO"</u> S. PATRIZIO	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHAHRUKH"</u> W. SHAHRUKH	<u>"D. KENNEDY"</u> D. KENNEDY
<u>"J. PAGE"</u> J. PAGE (CHAIR)	<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 **June 4, 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 **1318 ALEXANDRA AVENUE.**
Date of Hearing on Thursday February 20, 2020
Date Decision Signed by the Committee February 27, 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 1:38p.m.

APPLICATION DETAILS

A minor variance is requested for the retained lands (A62/20) proposing:

1. A lot frontage of 8.62m (approx. 28.28ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 12.00m (approx. 39.37ft) in this instance;
2. A northerly side yard of 0.60m (approx. 1.96ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m (approx. 3.93ft) in this instance;
3. A side yard measured to the eaves of 0.19m (approx. 0.62ft) whereas By-law 0225-2007, as amended, requires a minimum side yard measured to the eaves of 0.75m (approx. 2.46ft) in this instance;
4. A side yard measured to a front porch of 0.60m (approx. 1.96ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m (approx. 3.93ft) in this instance;
5. A side yard measured to a rear deck of 0.60m (approx. 1.96ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 0.61m (approx. 2.00ft) in this instance; and
6. A height measured to the eaves of 6.97m (approx. 22.87ft) whereas By-law 0225-2007, as amended, permits a maximum height of 6.40m (approx. 21.00ft) in this instance.

T. Correia, agent 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 February 13, 2020)
- City of Mississauga, Transportation and Works Department (dated February 13, 2020)
- Region of Peel (dated February 13, 2020)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

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

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

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

The Decision of the Committee is:

APPLICATION APPROVED:

To allow the creation of a new lot, being the retained lands of application B8/20, proposing:

1. A lot frontage of 8.62m whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 12.00m in this instance;
2. A northerly side yard of 0.60m whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m in this instance;
3. A side yard measured to the eaves of 0.19m whereas By-law 0225-2007, as amended, requires a minimum side yard measured to the eaves of 0.75m in this instance;
4. A side yard measured to a front porch of 0.60m whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m in this instance;
5. A side yard measured to a rear deck of 0.60m whereas By-law 0225-2007, as amended, requires a minimum side yard of 0.61m in this instance; and
6. A height measured to the eaves of 6.97m whereas By-law 0225-2007, as amended, permits a maximum height of 6.40m in this instance.

Committee Decision dated at the City of Mississauga on February 27, 2020.

<u>"S. PATRIZIO"</u> S. PATRIZIO	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHAHRUKH"</u> W. SHAHRUKH	<u>"D. KENNEDY"</u> D. KENNEDY
<u>"J. PAGE"</u> J. PAGE (CHAIR)	<u>"J. KWAIST"</u> J. KWAIST
<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 **June 4, 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 **455 GIBRALTAR DRIVE**.
Date of Hearing on Thursday February 20, 2020
Date Decision Signed by the Committee February 27, 2020

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:43p.m.

APPLICATION DETAILS

The applicant requests the approval of the Committee for the creation of an easement on the subject property. The easement has an approximate area of 679.02sq.m (7308.91sq.ft).

P. Wright, 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 February 13, 2020)
- City of Mississauga, Transportation and Works Department (dated February 13, 2020)
- Region of Peel (dated February 13, 2020)

CORRESPONDENCE & DISCUSSION

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

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

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

DECISION

Committee has taken into consideration, on balance, any and all submissions made before its decision.

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

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

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

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

The Decision of the Committee is:

APPLICATION APPROVED ON CONDITIONS AS STATED IN APPENDIX A:

The applicant requests the approval of the Committee for the creation of an easement on the subject property. The easement has an approximate area of 679.02sq.m.

Committee Decision dated at the City of Mississauga on February 27, 2020

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

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TREASURER

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or

email Committee.Adjustment@mississauga.ca

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

Date of Mailing: May 15, 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 **June 4, 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 **May 15, 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" 61/20 & "A"62/20)
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 February 13, 2020.

Transportation and Works Comments

This department has no objections to the applicant's request to establish the required private easements for shared access between the subject properties. The City is currently processing Site Plan Application (SP 16/159) for a 6 storey hotel (6950 Kennedy Road) and Site Plan Application (SP 19/54) for the conversion of the existing warehouse to a banquet hall (455 Gibraltar Drive). The proposed reciprocal right-of-way shared access easements are requirements of the Site Plan Approval Process and necessary to ensure for proper site ingress and egress to both properties.

In view of the above we have no objections to the applicant's request and are providing the following conditions/requirements for Committee's consideration:

A. Items Required Prior to the Issuance of Final Consent

1. Draft Reference Plan Required

A draft reference plan is to be submitted for our review/approval which would clearly show the location of the shared access easements/rights-of-ways.

2. Required Easement(s)

The applicant/owner is to provide a letter prepared by their Solicitor which describes the new private easement(s) to be established for access purposes. It should be acknowledged that any documentation received will be forwarded as an attachment to our clearance memo to the Committee of Adjustment so that any new proposed private easement(s) can be identified and also be incorporated into the Certificate of Secretary-Treasurer.

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

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 **6950 KENNEDY ROAD**.
Date of Hearing on Thursday February 20, 2020
Date Decision Signed by the Committee February 27, 2020

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:43p.m.

APPLICATION DETAILS

The applicant requests the approval of the Committee for the creation of an easement on the subject property. The easement has an approximate area of 828.70sq.m (8920.05sq.ft).

P. Wright, 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 February 13, 2020)
- City of Mississauga, Transportation and Works Department (dated February 13, 2020)
- Region of Peel (dated February 13, 2020)

CORRESPONDENCE & DISCUSSION

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

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

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

DECISION

Committee has taken into consideration, on balance, any and all submissions made before its decision.

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

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

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

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

The Decision of the Committee is:

APPLICATION APPROVED ON CONDITIONS AS STATED IN APPENDIX A:

The applicant requests the approval of the Committee for the creation of an easement on the subject property. The easement has an approximate area of 828.70sq.m.

Committee Decision dated at the City of Mississauga on February 27, 2020

<u>"S. PATRIZIO"</u> S. PATRIZIO	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHAHRUKH"</u> W. SHAHRUKH	<u>"D. KENNEDY"</u> D. KENNEDY
<u>"J. PAGE"</u> J. PAGE (CHAIR)	<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 27, 2020

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

For a signed copy of this document

please call 905-615-3200 ext. 2408

or

email Committee.Adjustment@mississauga.ca

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

Date of Mailing: May 15, 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 **June 4, 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 **May 15, 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" 61/20 & "A"62/20)
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 February 13, 2020.

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

Transportation and Works Comments

This department has no objections to the applicant's request to establish the required private easements for shared access between the subject properties. The City is currently processing Site Plan Application (SP 16/159) for a 6 storey hotel (6950 Kennedy Road) and Site Plan Application (SP 19/54) for the conversion of the existing warehouse to a banquet hall (455 Gibraltar Drive). The proposed reciprocal right-of-way shared access easements are requirements of the Site Plan Approval Process and necessary to ensure for proper site ingress and egress to both properties.

In view of the above we have no objections to the applicant's request and are providing the following conditions/requirements for Committee's consideration:

A. Items Required Prior to the Issuance of Final Consent

1. Draft Reference Plan Required

A draft reference plan is to be submitted for our review/approval which would clearly show the location of the shared access easements/rights-of-ways.

2. Required Easement(s)

The applicant/owner is to provide a letter prepared by their Solicitor which describes the new private easement(s) to be established for access purposes. It should be acknowledged that any documentation received will be forwarded as an attachment to our clearance memo to the Committee of Adjustment so that any new proposed private easement(s) can be identified and also be incorporated into the Certificate of Secretary-Treasurer.

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

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 **914 HAMPTON CRESCENT**
Date of Hearing on Thursday February 20, 2020
Date Decision Signed by the Committee February 27, 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 Committee to approve a minor variance to allow the construction of a two storey dwelling on the subject property proposing:

1. A building height measured to the highest ridge (north side) of 10.19m (approx. 33.43ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured to the highest ridge of 9.50m (approx. 31.17ft) in this instance;
2. A building height measured to the highest ridge (south side) of 9.76m (approx. 32.02ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured to the highest ridge of 9.50m (approx. 31.17ft) in this instance;
3. A building height measured to a flat roof of 8.38m (approx. 27.49ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured to a flat roof of 7.50m (approx. 24.61ft) in this instance;
4. A building height measured from average grade to lower edge of eaves (north side) of 7.33m (approx. 24.05ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured from average grade to lower edge of eaves of 6.40m (approx. 21.00ft) in this instance;
5. A building height measured from average grade to lower edge of eaves (south side) of 6.71m (approx. 22.01ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured from average grade to lower edge of eaves of 6.40m (approx. 21.00ft) in this instance;
6. An interior side yard setback measured to the second storey (north side) of 1.22m (approx. 4.00ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback measure to the second storey of 1.81m (approx. 5.94ft) in this instance; and
7. An interior side yard setback measured to the second storey (south side) of 1.33m (approx. 4.36ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback measure to the second storey of 1.81m (approx. 5.94ft) in this instance; and
8. A driveway width of 9.58m (approx. 31.43ft) (including hammerhead) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.69ft) in this instance.

M. Vieira, 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 February 13, 2020)
- City of Mississauga, Transportation and Works Department (dated February 13, 2020)
- Region of Peel (dated February 13, 2020)
- Credit Valley Conservation (dated February 13, 2020)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- A petition of support was received through the agent signed by two 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 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: S. Patrizio SECONDED BY: J. Kwast CARRIED

The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO CONDITIONS:

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

1. A building height measured to the highest ridge (north side) of 10.19m whereas By-law 0225-2007, as amended, permits a maximum building height measured to the highest ridge of 9.50m in this instance;
2. A building height measured to the highest ridge (south side) of 9.76m whereas By-law 0225-2007, as amended, permits a maximum building height measured to the highest ridge of 9.50m in this instance;
3. A building height measured to a flat roof of 8.38m whereas By-law 0225-2007, as amended, permits a maximum building height measured to a flat roof of 7.50m in this instance;
4. A building height measured from average grade to lower edge of eaves (north side) of 7.33m whereas By-law 0225-2007, as amended, permits a maximum building height measured from average grade to lower edge of eaves of 6.40m in this instance;
5. A building height measured from average grade to lower edge of eaves (south side) of 6.71m whereas By-law 0225-2007, as amended, permits a maximum building height measured from average grade to lower edge of eaves of 6.40m in this instance;
6. An interior side yard setback measured to the second storey (north side) of 1.22m whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback measure to the second storey of 1.81m in this instance; and
7. An interior side yard setback measured to the second storey (south side) of 1.33m whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback measure to the second storey of 1.81m in this instance; and
8. A driveway width of 9.58m (including hammerhead) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m in this instance.

CONDITION(S):

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

Committee Decision dated at the City of Mississauga on February 27, 2020.

<u>"S. PATRIZIO"</u> S. PATRIZIO	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHAHRUKH"</u> W. SHAHRUKH	<u>"D. KENNEDY"</u> D. KENNEDY
<u>"J. PAGE"</u> J. PAGE (CHAIR)	<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 27, 2020.

"S. KENNEY"

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please call 905-615-3200 ext. 2408

SEAN KENNEY - SECRETARY-TREASURER 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 **June 4, 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 **366 REVUS AVENUE UNIT 20**
Date of Hearing on Thursday February 20, 2020
Date Decision Signed by the Committee February 27, 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 1:55p.m.

APPLICATION DETAILS

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

M. P. Pistore, 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 February 13, 2020)
- City of Mississauga, Transportation and Works Department (dated February 13, 2020)
- Region of Peel (dated February 13, 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 exact activities of the proposed Service Establishment. The agent indicated that she had been operating within the complex for two years already and that the services provided were hypnosis.

Mr. Patrizio indicated that the use appeared to be more medical than a Service Establishment.

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: D. Kennedy CARRIED

The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO CONDITION(S):

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

CONDITION(S):

1. Services on the site shall be limited to hypnosis therapy.

Committee Decision dated at the City of Mississauga on February 27, 2020.

<u>"S. PATRIZIO"</u> S. PATRIZIO	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHAHRUKH"</u> W. SHAHRUKH	<u>"D. KENNEDY"</u> D. KENNEDY
<u>"J. PAGE"</u> J. PAGE (CHAIR)	<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 27, 2020.

"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 **June 4, 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 **4105 CREDIT POINTE DRIVE**
Date of Hearing on Thursday February 20, 2020
Date Decision Signed by the Committee February 27, 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 allow the existing stairs in the side yard to remain proposing a side yard of 0.32m (approx. 1.05ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 0.60m (approx. 1.96ft) in this instance.

K. Eveleigh, 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 February 13, 2020)
- City of Mississauga, Transportation and Works Department (dated February 13, 2020)
- Region of Peel (dated February 13, 2020)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from five area residents expressing objections towards the subject application.

Committee noted that some of the resident letters received appeared to be objecting to the basement apartment which is legal within the City and not a matter before the Committee, as well as that Transportation and Works had no drainage concerns.

DECISION

Committee has taken into consideration, on balance, any and all submissions made before its decision including 5 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: S. Patrizio SECONDED BY: D. George CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

To allow the existing stairs in the side yard to remain proposing a side yard of 0.32m whereas By-law 0225-2007, as amended, requires a minimum side yard of 0.60m in this instance.

Committee Decision dated at the City of Mississauga on February 27, 2020.

<u>"S. PATRIZIO"</u> S. PATRIZIO	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHAHRUKH"</u> W. SHAHRUKH	<u>"D. KENNEDY"</u> D. KENNEDY
<u>"J. PAGE"</u> J. PAGE (CHAIR)	<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 27, 2020.

"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 **June 4, 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 **7626 REDSTONE ROAD**
Date of Hearing on Thursday February 20, 2020
Date Decision Signed by the Committee February 27, 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 allow the construction of a new house on the subject property proposing:

1. A lot coverage of 33.50% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% of the lot area in this instance; and
2. A gross floor area of 336.03sq.m (approx. 3,617.00sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 276.13sq.m (approx. 2,972.24sq.ft) in this instance.

J. Ramirez, 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 February 13, 2020)
- City of Mississauga, Transportation and Works Department (dated February 13, 2020)
- Region of Peel (dated February 13, 2020)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

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

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

DECISION

Committee has taken into consideration, on balance, any and all submissions made before its decision including 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: S. Patrizio SECONDED BY: D. Cook CARRIED

The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO CONDITIONS:

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

1. A lot coverage of 33.50% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% of the lot area in this instance; and
2. A gross floor area of 336.03sq.m (approx. 3,617.00sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 276.13sq.m (approx. 2,972.24sq.ft) 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 27, 2020.

<u>"S. PATRIZIO"</u> S. PATRIZIO	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHAHRUKH"</u> W. SHAHRUKH	<u>"D. KENNEDY"</u> D. KENNEDY
<u>"J. PAGE"</u> J. PAGE (CHAIR)	<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 27, 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 **June 4, 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 **7684 REDSTONE ROAD**
Date of Hearing on Thursday February 20, 2020
Date Decision Signed by the Committee February 27, 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 2:13p.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 proposing:

1. A lot coverage of 33.67% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% of the lot area in this instance; and
2. A gross floor area of 327.76sq.m (approx. 3,527.98sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 266.41sq.m (approx. 2,867.61sq.ft) in this instance.

J. Ramirez, 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 February 13, 2020)
- City of Mississauga, Transportation and Works Department (dated February 13, 2020)
- Region of Peel (dated February 13, 2020)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

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

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

DECISION

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

Committee has taken into consideration, on balance, any and all submissions made before its decision including 2 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: W. Shahrukh SECONDED BY: J. Kwast CARRIED

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITION(S):

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

1. A lot coverage of 33.68% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% of the lot area in this instance; and
2. A gross floor area of 327.76sq.m whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 266.41sq.m in this instance.

CONDITION(S):

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

Committee Decision dated at the City of Mississauga on February 27, 2020.

<u>"S. PATRIZIO"</u> S. PATRIZIO	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHAHRUKH"</u> W. SHAHRUKH	<u>"D. KENNEDY"</u> D. KENNEDY
<u>"J. PAGE"</u> J. PAGE (CHAIR)	<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 27, 2020.

"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 **June 4, 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 **1300 MINEOLA GARDENS**
Date of Hearing on Thursday February 20, 2020
Date Decision Signed by the Committee February 27, 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 2:16p.m.

APPLICATION DETAILS

The applicants request the Committee to approve a minor variance to allow the construction of a new dwelling proposing a gross floor area of 386.07sq.m (approx. 4155.62sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 347.58sq.m (approx. 3741.32sq.ft) in this instance.

M. Kuz & L. Tsomyk, agent and 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 February 13, 2020)
- City of Mississauga, Transportation and Works Department (dated February 13, 2020)
- Region of Peel (dated February 13, 2020)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- A petition of no objection was received through the property owner signed by seven area residents.

Committee asked questions of the agent who appeared before the Committee regarding the vegetation on the property.

Committee asked questions of staff regarding past applications along the same street.

Two area residents appeared before the Committee and expressed concerns regarding the application. Concerns included the past removal of trees and the impact of the larger house on neighbouring properties given the smaller lot size when compared to the area as a whole. The residents indicated that they did not believe that the requested variance was minor.

Committee expressed concerns that the Site Plan shown to the Committee included trees along the rear property line, however photos from the area residents showed that the trees had been removed. Mr. Patrizio asked staff if they could require the trees along the rear yard to be replanted. The Secretary-Treasurer indicated that the Committee could give direction that through the Site Plan process the City should ensure proper trees are planted for screening.

DECISION

Committee has taken into consideration, on balance, any and all submissions made before its decision including 1 oral submission 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: S. Patrizio SECONDED BY: D. Kennedy CARRIED

The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO CONDITION(S):

To allow the construction of a new dwelling proposing a gross floor area of 386.07sq.m whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 347.58sq.m in this instance.

CONDITION(S):

1. Construction related to this variance shall be in general conformance with the plans approved by the Committee.
2. Trees to provide screening shall be planted along the rear property line as per the landscaping approved through the Site Plan process.

Committee Decision dated at the City of Mississauga on February 27, 2020.

<u>"S. PATRIZIO"</u> S. PATRIZIO	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHAHRUKH"</u> W. SHAHRUKH	<u>"D. KENNEDY"</u> D. KENNEDY
<u>"J. PAGE"</u> J. PAGE (CHAIR)	<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 27, 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 **June 4, 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 **1314 CAWTHRA ROAD**
Date of Hearing on Thursday February 20, 2020
Date Decision Signed by the Committee February 27, 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 approve a minor variance to allow the construction of a new house on the subject property proposing:

1. A building height measured to a flat roof of 7.59m (approx. 24.90ft) whereas By-law 0225-2007, as amended, permits a maximum building height of 7.50m (approx. 24.61ft) in this instance;
2. A building height measured to the eaves of 7.29m (approx. 23.92ft) 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 garage projection of 0.27m (approx. 1.00ft) whereas By-law 0225-2007, as amended, permits a maximum garage projection of 0.00m (approx. 00.00ft) in this instance; and
4. A gross floor area of 380.35sq.m (approx. 4,094.05sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 333.74sq.m (approx. 3,592.35sq.ft) in this instance.

A. Shpati, 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 February 13, 2020)
- City of Mississauga, Transportation and Works Department (dated February 13, 2020)
- Region of Peel (dated February 13, 2020)

CORRESPONDENCE & DISCUSSION

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

Two area residents appeared before the Committee and objected to the application. Concerns included the size of the proposal compared to the surrounding properties, conformity with the character of the neighbourhood, privacy, and the health of the surrounding trees.

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

DECISION

Committee has taken into consideration, on balance, any and all submissions made before its decision including 1 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: S. Patrizio SECONDED BY: D. Kennedy CARRIED

The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO CONDITIONS:

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

1. A building height measured to a flat roof of 7.59m whereas By-law 0225-2007, as amended, permits a maximum building height of 7.50m in this instance;
2. A building height measured to the eaves of 7.29m whereas By-law 0225-2007, as amended, permits a maximum building height measured to the eaves of 6.40m in this instance;
3. A garage projection of 0.27m whereas By-law 0225-2007, as amended, permits a maximum garage projection of 0.00m in this instance; and
4. A gross floor area of 380.35sq.m whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 333.74sq.m in this instance.

CONDITION(S):

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

Committee Decision dated at the City of Mississauga on February 27, 2020.

<u>"S. PATRIZIO"</u> S. PATRIZIO	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHAHRUKH"</u> W. SHAHRUKH	<u>"D. KENNEDY"</u> D. KENNEDY
<u>"J. PAGE"</u> J. PAGE (CHAIR)	<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 27, 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 **June 4, 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 **1422 ALDO DRIVE**

Date of Hearing on Thursday February 20, 2020

Date Decision Signed by the Committee February 27, 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 2:57p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow an addition proposing:

1. A dwelling unit depth of 23.50m (approx. 77.10ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling unit depth of 20.00m (approx. 65.62ft) in this instance; and
2. A side yard measured to a pool shed (existing) of 1.75m (approx. 5.74ft) whereas By-law 0225-2007, as amended, requires a minimum side yard measured to a pool shed of 2.20m (approx. 7.22ft) in this instance.

K. Khadra, 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 February 13, 2020)
- City of Mississauga, Transportation and Works Department (dated February 13, 2020)
- Region of Peel (dated February 13, 2020)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from one area resident suggesting trees should be planted along the property line for privacy.

Committee asked questions of the agent who appeared before the Committee regarding the size and height of the existing shed, and they discussed if it would require any further variances.

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: W. Shahrukh SECONDED BY: D. George CARRIED

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITION(S):

To allow an addition proposing:

1. A dwelling unit depth of 23.52m whereas By-law 0225-2007, as amended, permits a maximum dwelling unit depth of 20.00m in this instance; and
2. A side yard measured to a pool shed (existing) of 1.75m whereas By-law 0225-2007, as amended, requires a minimum side yard measured to a pool shed of 2.20m 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 27, 2020.

<u>"S. PATRIZIO"</u> S. PATRIZIO	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHAHRUKH"</u> W. SHAHRUKH	<u>"D. KENNEDY"</u> D. KENNEDY
<u>"J. PAGE"</u> J. PAGE (CHAIR)	<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 **June 4, 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 **86 OAKES DRIVE**
Date of Hearing on Thursday February 20, 2020
Date Decision Signed by the Committee February 27, 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 3:05p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance proposing a walkway attachment of 5.58m (approx. 18.31ft) whereas By-law 0225-2007, as amended, permits a walkway attachment of 1.50m (approx. 4.92ft) in this instance.

S. Rowe, 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 February 13, 2020)
- City of Mississauga, Transportation and Works Department (dated February 13, 2020)
- Region of Peel (dated February 13, 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.

Committee indicated that they were satisfied that it would not be possible to park a car on the walkway.

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: D. George CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

To allow a walkway attachment of 5.58m whereas By-law 0225-2007, as amended, permits a walkway attachment of 1.50m in this instance.

Committee Decision dated at the City of Mississauga on February 27, 2020.

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

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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.