

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 27, 2020 AT 1:30 P.M.

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

MOTIONS
None

NEW APPLICATIONS (CONSENT)

B-13/20 A-73/20 A-74/20	JIMMY FERREIRA	201 QUEEN ST W	1	Approved (AC) Approved Approved
B-14/20 A-75/20 A-76/20	MAURICE A. POPPLE	28 BRIARWOOD AVE	1	Deferred (March 26)

DEFERRED APPLICATIONS (CONSENT)
NONE

NEW APPLICATIONS (MINOR VARIANCE)

A-71/20	MOHSIN HASSAN & SADIA FAROOK	1276 CLARKSON RD N	2	Approved (AA)
A-72/20	THE VELTRADE CO. INC	261 LAKESHORE RD E	1	Approved (AA, AC)
A-77/20	MATRIX CIRCUIT BOARD MATERIALS	1116 MID-WAY, UNIT 9	5	Approved

DEFERRED APPLICATIONS (MINOR VARIANCE)

A-38/20	GOLDSTAR PLAZA LTD	60 DUNDAS ST E, UNIT 5A	7	Approved
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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 **201 Queen Street West**.
Date of Hearing on Thursday February 27, 2020
Date Decision Signed by the Committee March 5, 2020

The hearing commenced at approximately 1:31p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:35p.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 6.13m (20.11ft) and an area of approximately 225.90sq.m (2,431.57sq.ft).

B. Oughtred, 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 18, 2020)
- City of Mississauga, Transportation and Works Department (dated February 18, 2020)
- City of Mississauga, Community Services Department, Park Planning (dated February 18, 2020)
- Region of Peel (dated February 18, 2020)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

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

One area resident appeared before the Committee and had questions about the 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 including one written submission, and one oral submission.

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

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

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

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

The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO CONDITIONS AS STATED IN APPENDIX A:

To sever a parcel of land for the creation of a new lot. The parcel of land has a frontage of approximately 6.13m and an area of approximately 225.90sq.m.

Committee Decision dated at the City of Mississauga on March 5, 2020

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

I certify this is copy of the decision of the Committee's decision given on March 5, 2020

"S. KENNEY"

For a signed copy of this document

please call 905-615-3200 ext. 2408

or

email Committee.Adjustment@mississauga.ca

SEAN KENNEY - SECRETARY-
TREASURER

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

Date of Mailing: 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"73/20 & "A"74/20)
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 18, 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 18, 2020.

Lot Creation

- a. The variance application approved under File(s) A73/20 & A74/20 must be finalized.

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 the existing 300mm storm sewer on Queen Street West does not have capacity to serve the new lot. The proposed semi-detached dwellings will need to be equipped with a sump pump to drain the foundation drains towards the front of the property.

Where existing sewer capacity exists applicants are encouraged to design the basement elevation to be at least 1.0 metre above the elevation of the on-street storm sewer obvert to eliminate the need for a sump pump. In situations where a sump pump is required and where a high groundwater table may exist, the sump pump may run continuously. The applicants are encouraged to design the weeping tile elevation to be at least 1.0 metre above the seasonal groundwater elevation.

2. Overall Site Servicing Plan

We request that the applicant submit a Site Servicing Plan prepared by a Consulting Engineer for this department's review/approval. The Site Servicing Plan is to confirm that all the necessary municipal services can be provided for the dwellings to be constructed on the subject lands. We note that the existing 300mm storm sewer on Queen Street West does not have capacity to serve the new lot.

3. Municipal Address Requirement

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

B. GENERAL INFORMATION

1. Lot Grading and Drainage

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

2. Servicing

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

3. Access

We advise the applicant that all costs incurred in providing any new driveway entrance(s) to the subject lands or any modifications/reinstatement required, would be 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 existing 300mm storm sewer outlet for these lands on Queen Street West does not have capacity to serve the new lot. A sump pump will be required to discharge to grade for the foundation drains.

Where existing sewer capacity exists applicants are encouraged to design the basement elevation to be at least 1.0 metre above the elevation of the on-street storm sewer obvert to eliminate the need for a sump pump. In situations where a sump pump is required and where a high groundwater table may exist, the sump pump may run continuously. The applicants are encouraged to design the weeping tile elevation to be at least 1.0 metre above the seasonal groundwater elevation.

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

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed minor variance applications are being addressed through the Consent Application process, File 'B' 13/20.

Comments Prepared by: David Martin, Supervisor Development Engineering

Appendix 2 – Zoning Comments

This Division notes that a full zoning review has not been completed. A building permit application is required. In the absence of a building permit application we are unable to confirm the accuracy of the information provided, or determine whether additional variance(s) may be required. It should be noted that a zoning review has not been completed.

The applicant is advised that Lot Frontage means the horizontal distance between the side lot lines and where these lines are not parallel means the distance between the side lot lines measured on a line parallel to and 7.5 m back from the front lot line

Comments Prepared by: Sandra Morrison, Zoning Examiner

Forestry and Parks

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

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

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

In addition, Community Services notes the following:

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

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

Comments Prepared by: Jim Greenfield, Park Planner

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 **201 Queen Street West**.
Date of Hearing on Thursday February 27, 2020
Date Decision Signed by the Committee March 5, 2020

The hearing commenced at approximately 1:31p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:35p.m.

APPLICATION DETAILS

A minor variance has been requested for the Retained lands (A73/20) proposing a lot frontage of 6.135m (approx. 20.12ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 6.80m (approx. 22.31ft) in this instance.

B. Oughtred, 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 18, 2020)
- City of Mississauga, Transportation and Works Department (dated February 18, 2020)
- City of Mississauga, Community Services Department, Park Planning (dated February 18, 2020)
- Region of Peel (dated February 18, 2020)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

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

One area resident appeared before the Committee and had questions about the application.

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

DECISION

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

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

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

The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO TERM(S):

A lot frontage of 6.135m whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 6.80m in this instance.

TERM(S):

1. Variances approved under this file shall lapse if the consent application under file B13/20 is not finalized within the time prescribed by legislation.

Committee Decision dated at the City of Mississauga on March 5, 2020.

<u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR)	<u>"D. GEORGE"</u> D. GEORGE
<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 March 5, 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 **201 Queen Street West**.
Date of Hearing on Thursday February 27, 2020
Date Decision Signed by the Committee March 5, 2020

The hearing commenced at approximately 1:31p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:35p.m.

APPLICATION DETAILS

A minor variance has been requested for the Retained lands (A74/20) proposing a lot frontage of 6.135m (approx. 20.12ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 6.80m (approx. 22.31ft) in this instance.

B. Oughtred, 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 18, 2020)
- City of Mississauga, Transportation and Works Department (dated February 18, 2020)
- City of Mississauga, Community Services Department, Park Planning (dated February 18, 2020)
- Region of Peel (dated February 18, 2020)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

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

One area resident appeared before the Committee and had questions about the application.

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

DECISION

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

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

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

The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO TERM(S):

A lot frontage of 6.135m whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 6.80m in this instance.

TERM(S):

1. Variances approved under this file shall lapse if the consent application under file B13/20 is not finalized within the time prescribed by legislation.

Committee Decision dated at the City of Mississauga on March 5, 2020.

<u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR)	<u>"D. GEORGE"</u> D. GEORGE
<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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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 **1276 Clarkson Road North**.
Date of Hearing on Thursday February 27, 2020
Date Decision Signed by the Committee March 5, 2020

The hearing commenced at approximately 1:31p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:40p.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 height measured to the eaves of 7.13m (approx. 23.40ft) whereas By-law 0225-2007, as amended, permits a maximum height measured to the eaves of 6.40m (approx. 21.00ft) in this instance;
2. Two walkway attachments whereas By-law 0225-2007, as amended, permits a maximum of one walkway attachment in this instance; and
3. A combined width of 2 points of circular driveway of 9.61m (approx. 31.53ft) whereas By-law 0225-2007, as amended, permits a maximum combined width of 2 points of circular driveway of 8.50m (approx. 27.89ft) in this instance.

N. Irfan, 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 18, 2020)
- City of Mississauga, Transportation and Works Department (dated February 18, 2020)
- Region of Peel (dated February 18, 2020)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from two area resident expressing objections for the subject application.
- One petition of support was received signed by 3 area residents.

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

DECISION

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

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

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

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

The Decision of the Committee was:

APPLICATION APPROVED AS AMENDED:

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

1. A height measured to the eaves of 7.13m whereas By-law 0225-2007, as amended, permits a maximum height measured to the eaves of 6.40m in this instance; and
2. Two walkway attachments whereas By-law 0225-2007, as amended, permits a maximum of one walkway attachment in this instance.

Committee Decision dated at the City of Mississauga on March 5, 2020.

<u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR)	<u>"D. GEORGE"</u> D. GEORGE
<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-
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 **261 Lakeshore Road East**.
Date of Hearing on Thursday February 27, 2020
Date Decision Signed by the Committee March 5, 2020

The hearing commenced at approximately 1:31p.m.

No Member declared a pecuniary interest for this application.

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

APPLICATION DETAILS

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

1. A restaurant within 60m (196.85ft) of a residential zone, whereas By-law 0225-2007, as amended, does not permit a restaurant within 60m (approx. 196.85ft) of a residential zone in this instance;
2. 4 parking spaces, whereas By-law 0225-2007, as amended, requires 15 parking spaces in this instance; and
3. An aisle width of 4.10m (approx. 13.45ft) whereas By-law 0225-2007, as amended, requires a minimum aisle width of 7.00m (approx. 22.96ft) in this instance.

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

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated February 18, 2020)
- City of Mississauga, Transportation and Works Department (dated February 18, 2020)
- Region of Peel (dated February 18, 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 all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and the majority of the members have determined that the application is minor in nature, desirable for the appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law and the Official Plan are maintained.

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

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

The Decision of the Committee was:

APPLICATION APPROVED AS AMENDED SUBJECT TO TERM(S):

To permit a restaurant on the subject property proposing:

1. A restaurant within 60m of a residential zone, whereas By-law 0225-2007, as amended, does not permit a restaurant within 60m of a residential zone in this instance; and
2. No additional parking spaces for a restaurant use, whereas By-law 0225-2007, as amended, requires parking for a dwelling unit located above a commercial development at a rate of 1.25 parking spaces/unit and parking for a restaurant at a rate of 9 spaces/100 m² GFA – non-residential, in this instance.

TERM(S):

1. The seating capacity of the restaurant shall not exceed fifty (50) persons.

Committee Decision dated at the City of Mississauga on March 5, 2020.

<u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR)	<u>"D. GEORGE"</u> D. GEORGE
<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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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 **1116 Mid-Way Boulevard**.
Date of Hearing on Thursday February 27, 2020
Date Decision Signed by the Committee March 5, 2020

The hearing commenced at approximately 1:31p.m.

No Member declared a pecuniary interest for this application.

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

APPLICATION DETAILS

The applicant request the Committee to approve a minor variance to allow the construction of a storage shed on the subject property proposing a rear yard of 1.25m (approx. 4.10ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard of 7.50m (approx. 24.61ft) in this instance.

D. Venturuzzo, 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 18, 2020)
- City of Mississauga, Transportation and Works Department (dated February 18, 2020)
- Region of Peel (dated February 18, 2020)
- Credit Valley Conservation Authority (dated February 18, 2020)

CORRESPONDENCE & DISCUSSION

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

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

DECISION

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

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

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

The Decision of the Committee is:

APPLICATION APPROVED:

To allow the construction of a storage shed on the subject property proposing a rear yard of 1.25m whereas By-law 0225-2007, as amended, requires a minimum rear yard of 7.50m in this instance.

Committee Decision dated at the City of Mississauga on March 5, 2020.

<u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR)	<u>"D. GEORGE"</u> D. GEORGE
<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 March 5, 2020

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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

email Committee.Adjustment@mississauga.ca

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **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 **60 Dundas Street East Unit 5A.**
Date of Hearing on Thursday February 27, 2020
Date Decision Signed by the Committee February 27, 2020

The hearing commenced at approximately 1:31p.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 permit a restaurant on the subject property proposing a restaurant within 60m (196.85ft) of a residential zone, whereas By-law 0225-2007, as amended, does not permit a restaurant within 60m (196.85ft) of a residential zone in this instance.

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

BACKGROUND

On January 30th, 2020, neither the applicant nor agent attended the hearing.

Committee deferred the application until further notice.

Comments were received and entered into evidence from the following:

- 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)

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

The Secretary – Treasurer noted the comments received from:

- A petition of objection was received signed by 16 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 one petition. They have also considered all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and the majority of the members have determined that the application is minor in nature, desirable for the appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law and the Official Plan are maintained.

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

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

The Decision of the Committee is:

APPLICATION APPROVED:

To permit a restaurant on the subject property proposing a restaurant within 60m of a residential zone, whereas By-law 0225-2007, as amended, does not permit a restaurant within 60m of a residential zone in this instance.

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

<u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR)	<u>"D. GEORGE"</u> D. GEORGE
<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 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.