

May 27th, 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 16th, 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: MARCH 12, 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
None

NEW APPLICATIONS (CONSENT)

B-18/20 A-96/20 A-97/20	1751504 ONTARIO INC	795 FIRST ST	1	Deferred (Apr 30)
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DEFERRED APPLICATIONS (CONSENT)

B-5/20 A-25/20 A-26/20	2647372 ONTARIO INC	185 – 187 WYNDHAM ST	11	Approved (AC) Approved Approved (AA)
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NEW APPLICATIONS (MINOR VARIANCE)

A-83/20	ELSE & PAUL GRECH	2300 THORN LODGE DR	2	Approved (ACP)
A-84/20	BARBARA GLADYSZ	1408 BROADMOOR AVE	1	Deferred (May 21)
A-85/20	SANDRA LYNN FALLON	900 CALDER RD	2	Approved
A-86/20	CASSIAN & MARINA FERREIRA	6353 WESTERN SKIES WAY	11	Approved (ACP)
A-87/20	SAKUNTHALA BASKARAN & MUTHUKUMARASAMY BHASKARAN	1550 SOUTH GATEWAY RD # 217	3	Approved (AA, AT, AC)
A-91/20	222 LAKESHORE LTD	222 LAKESHORE RD E	1	Deferred (May 21)
A-92/20	ANNABELLA & KEVIN MAYNARD	1873 DELANEY DR	2	Approved (ACP)
A-93/20	BALJINDER K DEOL/ DALJIT SINGH/ RANJIT KAUR WASAKHA SINGH	28 CATTRICK ST	5	Approved (ACP)
A-94/20	1930378 ONTARIO INC-91 EGLINTON LIMITED PARTNERSHIP	91 EGLINTON AVE E	5	Approved (AC)
A-95/20	KAGAWONG ENTERPRISES INC	6950 TOMKEN RD	5	Approved (AA, AC)
A-98/20	DANIEL & LETICIA MULLIN	281 LAKESHORE RD E & 3 HIAWATHA PARKWAY	1	Deferred (Apr 2)

DEFERRED APPLICATIONS (MINOR VARIANCE)

A-303/19	2688616 ONTARIO INC.	376 REVUS AVE	1	Approved (ACP)
A-460/19	ANTONETTE BORG ESTRELA & JOSE B ESTRELA	1499 TROTWOOD AVE	1	Deferred (Apr 30)
A-66/20	ROGERS TELECOMMUNICATIONS LTD	448 BURNHAMTHORPE RD W	7	Approved (AA)

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 **185 Wyndham Street & 187 Wyndham Street**.
Date of Hearing on Thursday [March 12, 2020]
Date Decision Signed by the Committee [May 26, 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 1:34p.m.

APPLICATION DETAILS

The applicants request the approval of the Committee to sever a parcel of land for the creation of a new lot. The severed parcel of land has a frontage of approximately 18.29m (60.01ft) and an area of approximately 569.10sq.m (1867.13sq.ft).

M. Rogers, agent, attended and presented evidence and comment in support of the application.

BACKGROUND

On January 23, 2020, M. Rogers, agent, attended and requested to defer the application to address Credit Valley Conservation concerns.

The Committee consented to the request and deferred the application to the March 12th, 2020 hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated January 13, 2020)
- City of Mississauga, Transportation and Works Department (dated January 10, 2020)
- City of Mississauga, Community Services Department, Park Planning (dated January 10, 2020)
- Region of Peel (dated January 3, 2020)
- Credit Valley Conservation (dated January 17, 2020)
- Bell Canada, Right-of-Way (dated December 18, 2019)

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated March 5, 2020)
- City of Mississauga, Transportation and Works Department (dated March 5, 2020)
- City of Mississauga, Community Services Department, Park Planning (dated March 5, 2020)
- Region of Peel (dated March 5, 2020)

CORRESPONDENCE & DISCUSSION

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

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

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

DECISION

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

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

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

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

The Decision of the Committee is:

APPLICATION APPROVED ON CONDITIONS AS STATED IN APPENDIX A:

To sever a parcel of land for the creation of a new lot. The severed parcel of land has a frontage of approximately 18.29m and an area of approximately 569.10sq.m.

Committee Decision dated at the City of Mississauga on May 26, 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	

I certify this is copy of the decision of the Committee's decision given on May 26, 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 27, 2020

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before June 16, 2020

NOTES:

The decision to give provisional consent shall be deemed to be refused if the conditions of provisional consent, have not been fulfilled on or before May 27, 2021

See "SUMMARY OF APPEAL PROCEDURES" and "FULFILLING CONDITIONS & CERTIFICATE ISSUANCE" attached.

Appendix A – Conditions of Provisional Consent

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

Appendix A – Conditions of Provisional Consent

1. Approval of the draft reference plan(s), as applicable, shall be obtained at the Committee of Adjustment office, and; the required number of prints of the resultant deposited reference plan(s) shall be received.
2. An application amendment letter shall be received from the applicant or authorized agent confirming that the conveyed land shall be together with and/or subject to services easement(s) and/or right(s)-of-way, if necessary, in a location and width as determined by the Secretary-Treasurer based on written advice from the agencies having jurisdiction for any service or right for which the easement or right-of-way is required; alternatively, a letter shall be received from the applicant or authorized agent confirming that no services easement(s) and/or right(s)-of-way, are necessary.
3. A letter shall be received from the City of Mississauga, Manager of Zoning Plan Examination, indicating that the conveyed land and retained lands comply with the provisions of the Zoning By-law, or alternatively; that any variances are approved by the appropriate authorities and that such approval is final and binding. ("A"25/20 & "A"26/20)
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 March 5, 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 March 5, 2020.

Lot Creation

- a. The variance application approved under File(s) A25/20 & A26/20 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 subject application, we are providing the following conditions/requirements that will have to be addressed to the satisfaction of this department prior to the issuance of final consent:

A. Items Required Prior to the Issuance of Final Consent

1. Establishment of Top of Bank Approved by the City and Credit Valley Conservation

Confirmation will be required that satisfactory arrangements have been made with regards to the establishment of the top of bank and gratuitous dedication to the City as Greenlands (G1). The Community Services Department and Credit Valley Conservation Authority are to stake out the top-of-bank and natural features in order to establish the limits of the top of bank lands to be dedicated gratuitously the City.

2. 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. It should also be acknowledged that any drainage is to be directed towards Wyndham Street and not towards the valley lands to the rear as direct concentrated or channelized surface runoff flowing directly over the slope of the valley lands will not be permitted.

3. Geotechnical Reports

A Geotechnical Investigation/Slope Stability & Streambank Erosion Study prepared by Terraprobe Inc. (dated November 15, 2019) has been prepared for this property to determine the prevailing subsurface soil and ground water conditions and detailed visual slope inspection of the site. Acknowledging that the applicant has submitted a Geotechnical Report which is currently being reviewed by the Credit Valley Conservation and our department, we are advising that any Slope Protection and Maintenance Considerations identified in the report such as the site grading and drainage being designed to prevent direct concentrated or channelized surface runoff from flowing over the slope must be implemented in the site development and construction of any dwellings on the subject lands.

4. Road Widening on Wyndham Street

The applicant is to gratuitously dedicate to the City of Mississauga a road allowance widening of only 1.20m towards the ultimate 15.0 m right-of-way for Wyndham Street as identified in the City's Official Plan. The proposed road widening will allow for the future construction of a municipal sidewalk across the frontage of the subject lands. The dimensions related to right-of-way width and required widening are to be verified by the City's O.L.S., Al Jeraj at 905-615-3200 ext. 5789.

The applicant's surveyor is to prepare and submit two draft reference plans (detailing the required lands) to this section for review and approval. Following this approval, the applicant's surveyor should deposit the accepted

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

draft reference plan and forward a copy of the registered plan to the City's Legal Services Section to finalize the process. This condition will be cleared upon receipt of confirmation from Legal Services identifying that the transfer has taken place and associated fees have been paid.

Should the applicant require more information with regards to the above, please contact Christopher Fiacco from our Traffic Section at 905 615-3200 ext. 3923.

5. Environmental Site Assessment (ESA) for Greenlands (G1) Dedication of Credit River

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

- a) Specifically reference lands to be dedicated to the City;
- b) the boundaries of conveyance lands must be overlaid on top of a legal survey to scale in order to represent the legal boundaries of these lands;
- c) be completed in accordance with O. Reg. 153/04 ;
- d) be signed and dated by a Qualified Person (as defined by section 5 and 6 under O. Reg. 153/04, as applicable);
- e) Include a clause or be accompanied by a letter signed by the author of the report or a Principal of the Consulting Firm, which allows the City of Mississauga to make reliance on the findings and conclusions presented in the reports to the same extent as to the property owner. The wording of the reliance must meet the City's sole and unfettered satisfaction.

The template is provided on the City's website under Terms of

Reference: <http://www.mississauga.ca/portal/residents/terms-of-reference>

If the Phase One ESA indicates potential for contamination, a Phase Two Environmental Site Assessment will be required. If contamination is confirmed, a Remedial Action Plan that appropriately addresses the contamination will be required. Recommendations contained within the plan will be implemented by way of conditions to the development approval.

Should additional clarification be required with regard to the Environmental Site Assessment (ESA), please contact Valeriya Danylova, P.Eng, and Environmental Technologist at 905 615-3200 ext. 5930 or valeriya.danylova@mississauga.ca should you require further information.

6. Fee Requirements as Per Fees and Charges By-Law

As per the City of Mississauga's Fees and Charges By-law there will be fees required to be paid to the Legal Services Department for their services, in particular for the preparation of documents required for items pertaining land dedications. The fee amounts payable will be in accordance with the current fees and charges bylaw.

7. Services to Existing Dwellings

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

The owner of the subject lands is to review their records and be satisfied that any underground services to 185 and 187 Wyndham Street are located such that the services are confined within the limits of their own property. Should it be determined that there are any services which will conflict with the new property limits, the owner would have the option of abandoning that service(s) and arranging for the construction of a new service(s) in the proper location, or alternatively protect it by means of a private easement.

8. Development Agreement

A Development Agreement may be required for Warning Clauses or any potential restrictions based on the review of items A.1.-A.4.. Should a Development Agreement not be required, this condition would be deemed satisfied.

B. GENERAL INFORMATION

1. Servicing

We note for the owner's information that all costs incurred in providing the required services (i.e., sanitary, water, storm, hydro, gas, etc.) to the subject lands will be the responsibility of the owner.

2. Access

We advise the applicant that all costs incurred in providing any new driveway entrance 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. Driveway accesses shall maintain a 1.5m setback from aboveground features such as utilities and trees.

3. Lot Grading and Drainage

We advise the applicant that issuance of a building permit for any new dwelling 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.

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

We note that any Transportation and Works Department concerns/requirements for the Minor Variance applications for this property will be addressed under Consent Application 'B' 5/20.

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:

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

1. The applicant shall provide a cash contribution of \$2,357.76 for planting of four (4 at \$589.44) street trees on Wyndham Street. This figure is subject to the most recent Fees and Charges By-law at the time of payment and is therefore subject to change.
2. Prior to the preparation of plans, the applicant is to contact Community Services - Park Planning to coordinate a site visit for site staking with appropriate staff from the Conservation Authority and the City. The plans must identify the top of bank, Regional storm floodline, stable valley slope, and/or woodland boundary/dripline to the satisfaction of the pertinent Conservation Authority and the City.
3. All lands below the greatest environmental constraint at the rear of the property (top-of-bank, long-term stable slope, or natural features), including any associated buffers, shall be gratuitously dedicated to the City for conservation purposes to the satisfaction of the Conservation Authority and City.

The proposed greatest environmental constraint shall be consistent with the Greenlands Overlay which are designated Significant Natural Area in the Mississauga Official Plan. The Greenlands Overlay also applies to lands within the Regulatory Floodplain, Special Policy Areas and the Lake Ontario Waterfront as identified in the Official Plan. Deviation from this established framework may require additional studies to assess the environmental impact on the Natural Heritage System.

The lands to the rear of the property are identified as Significant Natural Area within the City's Natural Heritage System. Section 6.3.24 of the Mississauga Official Plan states that the Natural Heritage System will be protected, enhanced, restored and expanded through the following measures:

- a) ensuring that development in or adjacent to the Natural Heritage System protects and maintains the natural heritage features and their ecological functions through such means as tree preservation, appropriate location of building envelopes, grading, landscaping...;
- b) placing those areas identified for protection, enhancement, restoration and expansion in public ownership, where feasible.

The subject property is located directly adjacent to Significant Natural Hazard Lands known as the Credit River. Placing the natural hazard lands into public ownership will strengthen the connection to Credit River and contribute to the protection and enhancement of the Natural Heritage System.

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

4. A 1.5 metre high, black vinyl chain-link fence shall be built to current municipal standards, along City Owned lot lines. The fencing is to be located 0.15 metres inside the lands to be dedicated to the City.
5. The applicant shall provide securities for the fencing in the amount of \$8,750.00. The fencing will be erected and maintained to the satisfaction of the Community Services Department - Park Planning Section. Gates will not be permitted in the fence.
6. Submit a draft Reference Plan identifying the lands to be dedicated to the City.
7. Submit a Site Servicing Plan and Grading Plan that is to the satisfaction of the Community Services Department.
8. Prior to Greenlands dedication, the Applicant is to provide written confirmation that the Transportation and Works Department has received and approved Phase 1 and Phase 2 (if required) Environmental Site Assessment Report (ESA), together with a Record of Site Condition (RSC) for these dedicated lands (if required). Both sets of documents are to be prepared, signed, dated and sealed by a Professional Engineer.

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.
3. The applicant shall address conditions required by the City of Mississauga's Transportation and Works Department prior to the issuance of final consent.

Should further information be required, please contact Jim Greenfield, Park Planner, Community Services Department at 905-615-3200 ext. 8538 or via email jim.greenfield@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 **185 Wyndham Street & 187 Wyndham Street**.
Date of Hearing on Thursday March 12, 2020
Date Decision Signed by the Committee May 26, 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 1:34p.m.

APPLICATION DETAILS

A minor variance is requested for the retained lands (of file B5/20) proposing:

1. A rear yard of 7.23m (approx. 23.72ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard of 7.50m (approx. 24.61ft) in this instance; and
2. A driveway setback of 0.00m whereas By-law 0225-2007, as amended, requires a minimum driveway setback of 0.60m (approx. 19.67ft) in this instance.

M. Rogers, agent, attended and presented evidence and comment in support of the application.

BACKGROUND

On January 23, 2020, M. Rogers, agent, attended and requested to defer the application to address Credit Valley Conservation concerns.

The Committee consented to the request and deferred the application to the March 12th, 2020 hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated January 13, 2020)
- City of Mississauga, Transportation and Works Department (dated January 10, 2020)
- City of Mississauga, Community Services Department, Park Planning (dated January 10, 2020)
- Region of Peel (dated January 3, 2020)
- Credit Valley Conservation (dated January 17, 2020)
- Bell Canada, Right-of-Way (dated December 18, 2019)

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated March 5, 2020)
- City of Mississauga, Transportation and Works Department (dated March 5, 2020)
- City of Mississauga, Community Services Department, Park Planning (dated March 5, 2020)
- Region of Peel (dated March 5, 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. George SECONDED BY: W. Shahrukh CARRIED

The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO TERM(S):

1. A rear yard of 7.23m whereas By-law 0225-2007, as amended, requires a minimum rear yard of 7.50m in this instance; and
2. A driveway setback of 0.00m whereas By-law 0225-2007, as amended, requires a minimum driveway setback of 0.60m in this instance.

TERM(S):

1. Variances approved under this file shall lapse if the consent application under file B5/20 is not finalized within the time prescribed by legislation.

Committee Decision dated at the City of Mississauga on May 26, 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 **May 26, 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 16, 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 **185 Wyndham Street & 187 Wyndham Street**.
Date of Hearing on Thursday March 12, 2020
Date Decision Signed by the Committee May 26, 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 1:34p.m.

APPLICATION DETAILS

A minor variance is requested for the Severed lands (of file B5/20) proposing:

1. A setback to a G1 Zone of 0.90m (approx. 2.95ft) whereas By-law 0225-2007, as amended, requires a minimum setback to a G1 Zone of 7.50m (approx. 24.61ft) in this instance;
2. A front yard of 5.39m (approx. 17.68ft) whereas By-law 0225-2007, as amended, requires a minimum front yard 7.50m (approx. 24.61ft) in this instance; and
3. A driveway setback of 0.00m whereas By-law 0225-2007, as amended, requires a minimum driveway setback of 0.60m (approx. 19.67ft) in this instance.

M. Rogers, agent, attended and presented evidence and comment in support of the application.

BACKGROUND

On January 23, 2020, M. Rogers, agent, attended and requested to defer the application to address Credit Valley Conservation concerns.

The Committee consented to the request and deferred the application to the March 12th, 2020 hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated January 13, 2020)
- City of Mississauga, Transportation and Works Department (dated January 10, 2020)
- City of Mississauga, Community Services Department, Park Planning (dated January 10, 2020)
- Region of Peel (dated January 3, 2020)
- Credit Valley Conservation (dated January 17, 2020)
- Bell Canada, Right-of-Way (dated December 18, 2019)

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated March 5, 2020)
- City of Mississauga, Transportation and Works Department (dated March 5, 2020)

- City of Mississauga, Community Services Department, Park Planning (dated March 5, 2020)
- Region of Peel (dated March 5, 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: D. George SECONDED BY: W. Shahrukh CARRIED

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED SUBJECT TO TERM(S):

1. A setback to a G1 Zone of 0.90m whereas By-law 0225-2007, as amended, requires a minimum setback to a G1 Zone of 7.50m in this instance;
2. A front yard of 4.20m whereas By-law 0225-2007, as amended, requires a minimum front yard 7.50m in this instance; and
3. A driveway setback of 0.00m whereas By-law 0225-2007, as amended, requires a minimum driveway setback of 0.60m in this instance.

TERM(S):

1. Variances approved under this file shall lapse if the consent application under file B5/20 is not finalized within the time prescribed by legislation.

Committee Decision dated at the City of Mississauga on May 26, 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 **May 26, 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 16, 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 **2300 Thorn Lodge Drive**.
Date of Hearing on Thursday March 12, 2020
Date Decision Signed by the Committee May 26, 2020

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

No Member declared a pecuniary interest for this application.

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

APPLICATION DETAILS

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

1. A walkway width of 7.01m (approx. 23.00ft), whereas By-law 0225-2007, as amended, permits a maximum walkway width of 1.50m (approx. 4.92ft) in this instance;
2. A setback to a G1 Zone (Greenlands) measured to a driveway of 3.75m (approx. 12.30ft), whereas By-law 0225-2007, as amended, requires a minimum setback to a G1 Zone (Greenlands) measured to a driveway of 5.00m (approx. 16.40ft) in this instance;
3. A setback to a G1 Zone (Greenlands) measured to a one storey addition (rear) of 2.91m (approx. 9.54ft), whereas By-law 0225-2007, as amended, requires a minimum setback to a G1 Zone (Greenlands) measured to the first storey of 5.00m (approx. 16.40ft) in this instance;
4. A setback to a G1 Zone (Greenlands) measured to a second storey addition (side yard) of 3.31m (approx. 10.86ft), whereas By-law 0225-2007, as amended, requires a minimum setback to a G1 Zone (Greenlands) measured to a second storey of 5.00m (approx. 16.40ft) in this instance;
5. A setback to a G1 Zone (Greenlands) measured to a garage roof overhand of 4.26m (approx. 14.00ft), whereas By-law 0225-2007, as amended, requires a minimum setback to a G1 Zone (Greenlands) measured to a garage roof overhang of 5.00m (approx. 16.40ft) in this instance;
6. A setback to a G1 Zone (Greenlands) measured to the eaves of the first storey addition of 2.25m (approx. 7.38ft) whereas By-law 0225-2007, as amended, requires a minimum setback to a G1 Zone (Greenlands) measured to the eaves of a first storey of 5.00m (approx. 16.04ft) in this instance;
7. A setback to a G1 Zone (Greenlands) measured to the eaves of a second storey addition of 2.68m (approx. 8.80ft) whereas By-law 0225-2007, as amended, requires a minimum setback to a G1 Zone (Greenlands) measured to the eaves of a second storey of 5.00m (approx. 16.04ft) in this instance;
8. A setback to G1 Zone (Greenlands) measured to a concrete patio of 1.96m (approx. 6.43ft) whereas By-law 0225-2007, as amended, requires a minimum setback to a G1 Zone (Greenlands) measured to a concrete patio of 5.00m (approx. 16.04ft) in this instance; and
9. A front yard porch encroachment of 2.17m (approx. 7.12ft) whereas By-law 0225-2007, as amended, permits a maximum front yard porch encroachment of 1.60m (approx. 5.25ft) in this instance.

G. Ronchin, 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 March 5, 2020)
- City of Mississauga, Transportation and Works Department (dated March 5, 2020)
- City of Mississauga, Community Services Department, Park Planning (dated March 5, 2020)
- Region of Peel (dated March 5, 2020)
- Credit Valley Conservation (dated March 5, 2020)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- A petition of support signed by 3 area residents.

One area resident appeared before the Committee and expressed some concerns for 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 oral submission 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 resolved to authorize and grant the request.

MOVED BY: D. George SECONDED BY: S. Patrizio CARRIED

The Decision of the Committee was:

APPLICATION APPROVED SUBJECT TO CONDITION(S):

To allow an addition on the subject property proposing:

1. A walkway width of 7.01m whereas By-law 0225-2007, as amended, permits a maximum walkway width of 1.50m in this instance;
2. A setback to a G1 Zone (Greenlands) measured to a driveway of 3.75m, whereas By-law 0225-2007, as amended, requires a minimum setback to a G1 Zone (Greenlands) measured to a driveway of 5.00m in this instance;
3. A setback to a G1 Zone (Greenlands) measured to a one storey addition (rear) of 2.91m, whereas By-law 0225-2007, as amended, requires a minimum setback to a G1 Zone (Greenlands) measured to the first storey of 5.00m in this instance;
4. A setback to a G1 Zone (Greenlands) measured to a second storey addition (side yard) of 3.31m whereas By-law 0225-2007, as amended, requires a minimum setback to a G1 Zone (Greenlands) measured to a second storey of 5.00m in this instance;
5. A setback to a G1 Zone (Greenlands) measured to a garage roof overhand of 4.26m whereas By-law 0225-2007, as amended, requires a minimum setback to a G1 Zone (Greenlands) measured to a garage roof overhang of 5.00m in this instance;
6. A setback to a G1 Zone (Greenlands) measured to the eaves of the first storey addition of 2.25m whereas By-law 0225-2007, as amended, requires a minimum setback to a G1 Zone (Greenlands) measured to the eaves of a first storey of 5.00m in this instance;
7. A setback to a G1 Zone (Greenlands) measured to the eaves of a second storey addition of 2.68m whereas By-law 0225-2007, as amended, requires a minimum setback to a G1 Zone (Greenlands) measured to the eaves of a second storey of 5.00m in this instance;
8. A setback to G1 Zone (Greenlands) measured to a concrete patio of 1.96m whereas By-law 0225-2007, as amended, requires a minimum setback to a G1 Zone (Greenlands) measured to a concrete patio of 5.00m in this instance; and
9. A front yard porch encroachment of 2.17m whereas By-law 0225-2007, as amended, permits a maximum front yard porch encroachment of 1.60m 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 May 26, 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 **May 26, 2020**

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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please call 905-615-3200 ext. 2408
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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 16, 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 **900 Calder Road.**
Date of Hearing on Thursday March 12, 2020
Date Decision Signed by the Committee May 26, 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 4:16p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow an addition and accessory structure on the subject property proposing:

1. A building height measured to a chimney of 3.90m (approx. 12.80ft) whereas By-law 0225-2007, as amended, permits a maximum building height of 3.00m (approx. 9.84ft) in this instance;
2. An eave encroachment into a side yard of 0.54m (approx. 1.77ft) whereas By-law 0225-2007, as amended, permits a maximum eave encroachment into a side yard of 0.45m (approx. 1.48ft) in this instance; and
3. An accessory building (cabana) coverage of 52.00sq.m (approx. 559.72sq.ft) whereas By-law 0225-2007, as amended, permits a maximum accessory building coverage of 20.00sq.m (approx. 215.28sq.ft) in this instance.

M. Partridge, 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 March 4, 2020)
- City of Mississauga, Transportation and Works Department (dated March 4, 2020)
- Region of Peel (dated March 4, 2020)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

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

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

DECISION

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

The Decision of the Committee is:

APPLICATION APPROVED:

To allow an addition and accessory structure on the subject property proposing:

1. A building height measured to a chimney of 3.90m whereas By-law 0225-2007, as amended, permits a maximum building height of 3.00m in this instance;
2. An eave encroachment into a side yard of 0.54m whereas By-law 0225-2007, as amended, permits a maximum eave encroachment into a side yard of 0.45m in this instance; and
3. An accessory building (cabana) coverage of 52.00sq.m whereas By-law 0225-2007, as amended, permits a maximum accessory building coverage of 20.00sq.m in this instance.

Committee Decision dated at the City of Mississauga on May 26, 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 **May 26, 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 16, 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 **6353 Western Skies Way**.
Date of Hearing on Thursday March 12, 2020
Date Decision Signed by the Committee May 26, 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 4:22p.m.

APPLICATION DETAILS

The applicants request the Committee to approve a minor variance to allow alterations to the rear deck on the subject property proposing a lot coverage of 39.66% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% of the lot area in this instance.

C. Ferreira and M. Ferreira, the property owners, attended and presented evidence and comment in support of the application.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated March 5, 2020)
- City of Mississauga, Transportation and Works Department (dated March 5, 2020)
- City of Mississauga, Community Services Department, Park Planning (dated March 5, 2020)
- Region of Peel (dated March 5, 2020)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from four area residents expressing objections for the subject application.
- A petition of no objection was received signed by six area residents.

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

DECISION

Committee has taken into consideration, on balance, any and all submissions made before its decision including four 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 resolved to authorize and grant the request.

MOVED BY: S. Patrizio SECONDED BY: J. Kwast CARRIED

The Decision of the Committee was:

APPLICATION APPROVED SUBJECT TO CONDITION(S):

To allow alterations to the rear deck on the subject property proposing a lot coverage of 39.66% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% of the lot area in this instance.

CONDITION(S):

1. Construction related to this variance shall be in general conformance with plans approved by the Committee.
2. The applicant shall provide privacy screening (ie. trees, shrubs, etc.) along areas that do not have ever green trees.

Committee Decision dated at the City of Mississauga on May 26, 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 **May 26, 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 16, 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 **1550 South Gateway Road, Unit 217**.
Date of Hearing on Thursday March 12, 2020
Date Decision Signed by the Committee May 26, 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 4:27p.m.

APPLICATION DETAILS

The applicants request the Committee to approve a minor variance to permit a place of religious assembly on the subject property proposing 304 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 352 parking spaces in this instance.

L. Fuse, 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 March 6, 2020)
- Region of Peel (dated March 6, 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: S. Patrizio SECONDED BY: D. Kennedy CARRIED

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED FOR A TEMPORARY PERIOD OF 1 YEAR (approval will lapse on March 31, 2021):

To allow an overall parking rate of 3.6 spaces per 100m², for all of the uses on site.

Committee Decision dated at the City of Mississauga on May 26, 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 16, 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 **1873 Delaney Drive**.
Date of Hearing on Thursday March 12, 2020
Date Decision Signed by the Committee May 26, 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 4:36p.m.

APPLICATION DETAILS

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

1. A floor area of 37.0sq.m (approx. 398.3sq.ft) whereas By-law 0225-2007, as amended, permits a maximum floor area of 10.0sq.m (approx. 107.6sq.ft) in this instance;
2. A combined occupied area for all accessory buildings of 37.0sq.m (approx. 398.3sq.ft) whereas By-law 0225-2007, as amended, permits a maximum combined occupied area for all accessory buildings of 30.0sq.m (approx. 322.9sq.ft) in this instance; and
3. A height of 3.8m (approx. 12.5ft) whereas By-law 0225-2007, as amended, permits a maximum height of 3.0m (approx. 9.8ft) in this instance.

K. Maynard, 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 March 4, 2020)
- City of Mississauga, Transportation and Works Department (dated March 4, 2020)
- Region of Peel (dated March 4, 2020)

CORRESPONDENCE & DISCUSSION

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

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

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: S. Patrizio SECONDED BY: J. Kwast CARRIED

The Decision of the Committee was:

APPLICATION APPROVED SUBJECT TO CONDITION(S):

To allow the construction of an accessory structure on the subject property proposing:

1. A floor area of 37.0sq.m whereas By-law 0225-2007, as amended, permits a maximum floor area of 10.0sq.m in this instance;
2. A combined occupied area for all accessory buildings of 37.0sq.m whereas By-law 0225-2007, as amended, permits a maximum combined occupied area for all accessory buildings of 30.0sq.m in this instance; and
3. A height of 3.8m whereas By-law 0225-2007, as amended, permits a maximum height of 3.0m in this instance.

CONDITION(S):

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

Committee Decision dated at the City of Mississauga on May 26, 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 16, 2020**

NOTES:

1. A Development Charge may be payable prior to the issuance of a Building Permit.
2. Further approvals from the City of Mississauga may be required i.e. a Building Permit, a Zoning Certificate, a License, etc.

Decision of the Mississauga Committee of Adjustment under
Section 45(1) OR (2) of The Planning Act R.S.O. 1990, c.P.13, as amended.
Application for the property located at **28 Cattrick Street**.
Date of Hearing on Thursday March 12, 2020
Date Decision Signed by the Committee May 26, 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 4:41p.m.

APPLICATION DETAILS

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

1. A height to the highest ridge of 9.29m (approx. 30.48ft) whereas By-law 0225-2007, as amended, permits a maximum height to the highest ridge of 9.00m (approx. 29.52ft) in this instance; and
2. A height measured to the eaves of 7.27m (approx. 23.85ft) whereas By-law 0225-2007, as amended, permits a maximum height measured to the eaves of 6.40m (approx. 21.00ft) 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 March 5, 2020)
- City of Mississauga, Transportation and Works Department (dated March 5, 2020)
- Region of Peel (dated March 5, 2020)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

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

One area resident appeared before the Committee and objected to 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 submission 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 resolved to authorize and grant the request.

MOVED BY: S. Patrizio SECONDED BY: D. Cook CARRIED

The Decision of the Committee was:

APPLICATION APPROVED SUBJECT TO CONDITION(S):

To allow the existing roof to remain on the subject property proposing:

1. A height to the highest ridge of 9.29m whereas By-law 0225-2007, as amended, permits a maximum height to the highest ridge of 9.00m in this instance; and
2. A height measured to the eaves of 7.27m whereas By-law 0225-2007, as amended, permits a maximum height measured to the eaves of 6.40m in this instance.

CONDITION(S):

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

Committee Decision dated at the City of Mississauga on May 26, 2020.

<u>"S. PATRIZIO"</u> S. PATRIZIO	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHAHRUKH"</u> W. SHAHRUKH	ABSENT 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 16, 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 **91 Eglinton Avenue East.**
Date of Hearing on Thursday March 12, 2020
Date Decision Signed by the Committee May 26, 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 3:52p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow a temporary sales centre in a Development Zone, whereas By-law 0225-2007, as amended, permits only legally existing uses to be permitted in a Development Zone in this instance.

B. McCall-Richmond, 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 March 5, 2020)
- City of Mississauga, Transportation and Works Department (dated March 5, 2020)
- Region of Peel (dated March 5, 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 resolved to authorize and grant the request.

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

The Decision of the Committee was:

APPLICATION APPROVED SUBJECT TO CONDITION(S):

To allow a temporary sales centre in a Development Zone, whereas By-law 0225-2007, as amended, permits only legally existing uses to be permitted in a Development Zone in this instance.

CONDITION(S):

1. Sales shall only take place for which units are currently zoned for the use or council has made a favourable decision on a Planning Act application.
2. Approval be in general conformity to the proposed sales trailer location, as identified by the submitted Site Plan statics.

Committee Decision dated at the City of Mississauga on May 26, 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 **May 26, 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 16, 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 **6950 Tomken Road**.
Date of Hearing on Thursday March 12, 2020
Date Decision Signed by the Committee May 26, 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 4:09p.m.

APPLICATION DETAILS

The applicant requests the Committee to permit the establishment of a motor vehicle sales facility whereas By-law 0225-2007, as amended, does not permit a motor vehicle sales facility use in an E2 zone in this instance.

J. Rogers, 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 March 5, 2020)
- City of Mississauga, Transportation and Works Department (dated March 5, 2020)
- Region of Peel (dated March 5, 2020)
- Toronto and Region Conservation Authority (dated March 5, 2020)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from one area owner expressing objections for the subject application.

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

Committee discussed the merits of the application with respect to section 45 of the Planning Act.

Committee discussed the online aspect of the proposed business and how it would reduce the impact of any possible adverse impacts on the surrounding area.

The Committee agreed that the sales of motor vehicles must be online only.

DECISION

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

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

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

MOVED BY: S. Patrizio SECONDED BY: D. George CARRIED

The Decision of the Committee was:

APPLICATION APPROVED AS AMENDED SUBJECT TO TERM(S):

To permit the establishment of a motor vehicle sales – restricted facility whereas By-law 0225-2007, as amended, does not permit a motor vehicle sales – restricted facility use in an E2 zone in this instance.

TERM(S):

1. No outside storage of motor vehicles for sale shall be permitted on site.
2. No outside signage of motor vehicles for sale shall be permitted on site.

Committee Decision dated at the City of Mississauga on May 26, 2020.

<u>"S. PATRIZIO"</u> S. PATRIZIO	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHAHRUKH"</u> W. SHAHRUKH	DISSENTED 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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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 16, 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 **376 Revus Avenue**.
Date of Hearing on Thursday March 12, 2020
Date Decision Signed by the Committee May 26, 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 5:09p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the construction of a new dwelling on the subject property proposing an interior side yard (easterly) of 1.20m (approx. 3.93ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 2.42m (approx. 7.94ft) in this instance.

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

BACKGROUND

On August 15, 2019, D. Sajecki, agent, attended and requested to defer the application to address staff concerns.

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

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated August 2, 2019)
- City of Mississauga, Transportation and Works Department (dated August 2, 2019)
- City of Mississauga, Community Services Department, Park Planning (dated August 2, 2019)
- Region of Peel (dated July 24, 2019)
- Bell Canada, Right-of-Way (dated July 9, 2019)
- Letters of objection were received from two area property owners.

On November 7, 2019, D. Sajecki, agent, attended and requested to defer the application to address staff concerns.

The Committee consented to the request and deferred the application to the January 30th, 2020 hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated October 30, 2019)
- City of Mississauga, Transportation and Works Department (dated October 25, 2019)

- City of Mississauga, Community Services Department, Park Planning (dated October 25, 2019)
- Region of Peel (dated October 28, 2019)
- A letter of objection was received from one area resident.

On January 30, 2020, D. Sajecki, agent, attended and requested deferral to submit revised plans.

Committee consented to the request and deferred the application to the March 12th, 2020 hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated January 17, 2020)
- City of Mississauga, Transportation and Works Department (dated January 17, 2020)
- Region of Peel (dated January 17, 2020)

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated March 4, 2020)
- City of Mississauga, Transportation and Works Department (dated March 4, 2020)
- Region of Peel (dated March 4, 2020)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

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

One area residents appeared before the Committee and objected 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 four 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 resolved to authorize and grant the request.

MOVED BY: S. Patrizio SECONDED BY: J. Kwast CARRIED

The Decision of the Committee was:

APPLICATION APPROVED SUBJECT TO CONDITION(S):

- To allow the construction of a new dwelling on the subject property proposing an interior side yard (easterly) of 1.20m whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 2.42m in this instance.

CONDITION(S):

- 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 May 26, 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>ABSENT</u> D. COOK	

I certify this is copy of the decision of the Committee's decision given on **May 26, 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 16, 2020**

NOTES:

- A Development Charge may be payable prior to the issuance of a Building Permit.
- 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 **448 Burnhamthorpe Road West**.
Date of Hearing on Thursday March 12, 2020
Date Decision Signed by the Committee May 26, 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 5:29p.m.

APPLICATION DETAILS

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

1. A floorplate of 920sq.m (approx. 9,902.80sq.ft) whereas By-law 0225-2007, as amended, permits a maximum floor plate of 850sq.m (approx. 9,149.32sq.ft) in this instance;
2. Glazing on 56% of the area of the 'A' Street Frontage streetwall whereas By-law 0225-2007, as amended, requires a minimum of 65% glazing of the area of the 'A' Street Frontage streetwall in this instance;
3. Glazing on 22% of the area of the 'B' Street Frontage streetwall whereas By-law 0225-2007, as amended, requires a minimum of 50% glazing of the area of the 'B' Street Frontage streetwall in this instance;
4. The first three storeys of the podium projecting beyond and behind the first storey of the streetwall by a maximum of 2.50m (approx. 8.20ft) whereas By-law 0225-2007, as amended, does not permit the first three storeys of the podium to project beyond or behind the first storey of the streetwall in this instance;
5. Parking to be provided at a rate of 0.85 resident spaces per unit and 0.147 visitor spaces per unit whereas By-law 0225-2007, as amended, requires parking to be provided at a rate of 1.0 resident spaces per unit and 0.15 visitor spaces per unit in this instance;
6. Parking for restaurant uses to be included in the shared parking arrangement when less than 220sq.m of non-residential gross floor area whereas By-law 0225-2007, as amended, does not permit parking for restaurant uses to be included in the shared parking arrangement in this instance; and
7. 4.3 parking spaces per 100sq.m for restaurant uses whereas By-law 0225-2007, as amended, requires a minimum of 16 parking spaces per 100sq.m for restaurant uses in this instance.

H. Bahmanpour, agent, attended and presented evidence and comment in support of the application.

BACKGROUND

On February 20, 2020, N. Davis, agent, attended and requested to defer the application in order to address staff comments.

Committee consented to the request and deferred the application to the March 12th, 2020 hearing.

Comments were received and entered into evidence from the following:

- 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)

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated March 6, 2020)
- City of Mississauga, Transportation and Works Department (dated March 6, 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: D. George SECONDED BY: J. Kwast CARRIED

The Decision of the Committee was:

APPLICATION APPROVED AS AMENDED:

To allow the construction of a condominium on the subject property proposing:

1. A floorplate of 920sq.m whereas By-law 0225-2007, as amended, permits a maximum floor plate of 850sq.m in this instance;
2. Glazing on 56% of the area of the 'A' Street Frontage streetwall whereas By-law 0225-2007, as amended, requires a minimum of 65% glazing of the area of the 'A' Street Frontage streetwall in this instance;
3. Glazing on 22% of the area of the 'B' Street Frontage streetwall whereas By-law 0225-2007, as amended, requires a minimum of 50% glazing of the area of the 'B' Street Frontage streetwall in this instance;
4. The first three storeys of the podium projecting beyond and behind the first storey of the streetwall by a maximum of 2.50m whereas By-law 0225-2007, as amended, does not permit the first three storeys of the podium to project beyond or behind the first storey of the streetwall in this instance;
5. A minimum parking rate of 0.86 resident spaces per apartment dwelling unit; whereas, By-law 0225-2007, as amended, requires parking to be provided at a minimum rate of 1.0 resident spaces per apartment dwelling unit, in this instance;
6. Parking for restaurant uses to be included in the shared parking arrangement when less than 220sq.m of non-residential gross floor area whereas By-law 0225-2007, as amended, does not permit parking for restaurant uses to be included in the shared parking arrangement in this instance; and
7. A minimum parking rate of 4.3 spaces per 100m² of gross floor area – non-residential for a restaurant less than 220m² gross floor area – non-residential, and a minimum parking rate of 9.0 for a restaurant greater than 220m² gross floor non-residential; whereas, By-law 0225-2007, as amended, requires a minimum of 16 parking spaces per 100m² gross floor area – non-residential for a restaurant, in this instance.

Committee Decision dated at the City of Mississauga on May 26, 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
ABSENT D. COOK	

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"S. KENNEY"

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NOTES:

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