

COMMITTEE OF ADJUSTMENT RESULTS



Location: COUNCIL CHAMBER

Hearing: SEPTEMBER 27, 2018 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

NEW APPLICATIONS - (CONSENT)

B-067/18	2425316 ONTARIO LIMITED	4598 TOMKEN RD	3	Approved (AC)
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NEW APPLICATIONS - (MINOR VARIANCE)

A-369/18	TALAL ISSAWI	844 MEADOW WOOD RD	2	Deferred (Nov 29)
A-370/18	ANIL & INDER MADAN	4186 HAZINEH CRT	4	Approved (AA)
A-371/18	MALEK & CELINE TARAZI	2587 FIFTH LINE WEST	2	Approved
A-372/18	PRISCILLA FACEY / YOSVANI VALDEZ	3282 IVERNIA RD	3	Approved (AA, AC, ACP)
A-373/18	PINNACLE INTERNATIONAL (ONTARIO) LTD	5025-5033 FOUR SPRINGS AVE	5	Approved (AA)
A-374/18	CHIETON INVESTMENTS LIMITED	5741 DATSUN RD	5	Approved (AT)
A-375/18	DANIELS HR CORPORATION	2520-2530 EGLINTON AVE W	8	Approved
A-376/18	THE REGIONAL MUNICIPALITY OF PEEL	2307 LAKESHORE RD W	2	Approved (AC)

DEFERRED APPLICATIONS - (MINOR VARIANCE)

A-263/18	KHUSHWANT SINGH GILL & HARINDER KAUR GILL	7073 JUSTINE DR	5	Approved
A-281/18	NAMPOWER INC	3119 CHURCHILL AVE	5	Approved (AA)
A-282/18	SATWINDER BAINS	7153 LANCASTER AVE	5	Approved
A-283/18	DANYAN CHEN	1341 EVERALL RD	2	Approved (AA, ACP)

Decision of the Mississauga Committee of Adjustment under
Section 53 of The Planning Act R.S.O. 1990, C.P.13, as amended.
Application by 2425316 ONTARIO LIMITED for the property located at 4598 TOMKEN ROAD.
Date of Hearing on Thursday September 27, 2018
Date Decision Signed by the Committee October 4, 2018

The hearing commenced at approximately 1:32p.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 an easement. The parcel of land has a frontage of approximately 9.028 m (29.62 ft) and an area of approximately 1583.3 sq.m (17042.50 sq.ft).

N. Juhar, agent, attended and presented the application to convey a parcel of land for the purpose of an easement.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated Sept 13, 2018)
- City of Mississauga, Transportation and Works Department (dated September 14, 2018)
- Region of Peel (dated September 20, 2018)

CORRESPONDENCE & DISCUSSION

No resident 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

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: S. Patrizio SECONDED BY: J. Robinson CARRIED

The Decision of the Committee is:

APPLICATION APPROVED ON CONDITIONS AS STATED IN APPENDIX A:

To create an easement.

Committee Decision dated at the City of Mississauga on |October 4, 2018 |

<u>"S. PATRIZIO"</u> S. PATRIZIO		<u>"D. GEORGE"</u> D. GEORGE- (CHAIR)
<u>"J. ROBINSON"</u> J. ROBINSON		<u>"D. KENNEDY"</u> D. KENNEDY
<u>"J. PAGE"</u> J. PAGE		<u>ABSENT</u> D. REYNOLDS
<u>"P. QUINN"</u> P. Quinn		

I certify this is copy of the decision of the Committee's decision given on |October 4, 2018|

For a signed copy of this document

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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 |October 5, 2018|

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 |October 25, 2018|

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 |October 5, 2019|

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.
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 September 14, 2018.
5. A letter shall be received from the Region of Peel, Development Services/Public Works, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated September 20, 2018.

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

City of Mississauga Memorandum



TO: S. Kenney, Secretary Treasurer
Committee of Adjustment

FROM: D. Martin
Transportation and Works

DATE: September 14, 2018

RE: **Applicant:** 2425316 Ontario Limited
 Date of Hearing: September 27, 2018
 Location: 4598 Tomken Road
 Our File: 'B' 67/18, Ward 3

This department would have no objections to the establishment of a servicing easement(s) in favor of the abutting lands to the north which are identified as 900 Eglinton Avenue East. Acknowledging that no information has been provided with regards to the types (i.e. sanitary, water, storm sewer) and location of the proposed easement, a Site Servicing Plan and Reference Plan will have to be provided for our review/approval.

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

A. Items Required Prior to the Issuance of Final Consent

1. Site Servicing Plan and Draft Reference Plan Required

A Site Servicing Plan and Reference Plan are to be submitted for our review/approval which would clearly show the location and width of the servicing easement(s).

2. Required Easement(s)

Upon review of item A.1., the applicant/owner is to provide a letter prepared by their Solicitor which describes any new private easement(s) to be established. It should be acknowledged that any documentation received will be forwarded as an attachment to our clearance memo to the Committee of Adjustment so that any new proposed private easement can be identified and also be incorporated into the Certificate of Secretary-Treasurer.

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

D. Martin
Supervisor, Development Engineering South
905-615-3200 ext. 5833

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

September 20th, 2018

Sean Kenney, Secretary Treasurer
Committee of Adjustment
City of Mississauga
2nd Floor, Clerk's Office
Mississauga, ON – L5B 3C1

Re: Region of Peel Consolidated Comments
 City of Mississauga Committee of Adjustment Hearing
 September 27th, 2018

Comments for Conditions of Approval:

Consent Application: B-067/18

Development Engineering: Camila Marczuk (905) 791-7800 x8230

Condition: Arrangements satisfactory to the Region of Peel, Public Works shall be made with respect to the location of existing and installation of new services and/or possible required private service easements. For more information, please call our Site Servicing Technicians at 905.791.7800 x7973 or by email at siteplanservicing@peelregion.ca

Development Planning: Tracy Tang (905) 791-7800 x8047

The subject land is located within an area the Regional Official Plan (ROP) designates as a Core Area of the Greenlands System in Peel, under Policy 2.3.2. The subject land is also located within the limits of the regulated area of the Toronto and Region Conservation Authority (TRCA). Within these designations, ROP policies seek to protect environmental resources. The Region relies on the environmental expertise of the TRCA for the review of applications located within or adjacent to Core Areas of the Greenlands Systems in Peel and their potential impacts on the natural environment. Regional Planning staff therefore, request that the Committee and city staff consider comments from the TRCA and incorporate their conditions of approval appropriately.

I trust this information is of assistance to you and the Committee. If you have any questions or concerns, please do not hesitate to contact me at (905) 791-7800 ext. 8047 or by email at tracy.tang@peelregion.ca

Sincerely,



Tracy Tang

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 by **ANIL & INDER MADAN** for the property located at **4186 HAZINEH COURT**.
Date of Hearing on Thursday September 27, 2018
Date Decision Signed by the Committee October 4, 2018

The hearing commenced at approximately 1:32p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:38p.m.

APPLICATION DETAILS

The applicants request the Committee to approve a minor variance to allow the creation of a second unit on the subject property proposing a below grade entrance in an exterior side yard whereas By-law 0225-2007, as amended, does not permit stairs, stairwells, or retaining walls to facilitate an entrance below grade in an exterior side yard in this instance.

P. Gupta, agent, attended and presented evidence in support of the application.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated September 13, 2018)
- City of Mississauga, Transportation and Works Department (dated September 14, 2018)
- Region of Peel (dated September 20, 2018)
- The Ministry of Transportation (dated August 31, 2018)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from the residents of 4177 Elora Drive, stating an objection to the subject application.

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

DECISION

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

Committee has taken into consideration correspondence received from one area resident. They have also considered all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and find 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: P. Quinn SECONDED BY: J. Page CARRIED

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED:

To allow the creation of a second unit on the subject property proposing:

1. A below grade entrance in an exterior side yard whereas By-law 0225-2007, as amended, does not permit stairs, stairwells, or retaining walls to facilitate an entrance below grade in an exterior side yard in this instance; and
2. A new pedestrian entrance facilitating a second unit facing a street whereas By-law 0225-2007, as amended, does not allow a new pedestrian entrance facilitating a second unit facing a street in this instance.

Committee Decision dated at the City of Mississauga on October 4, 2018.

<u>"S. PATRIZIO"</u> S. PATRIZIO	<u>"D. GEORGE"</u> D. GEORGE - (CHAIR)
<u>"J. ROBINSON"</u> J. ROBINSON	<u>"D. KENNEDY"</u> D. KENNEDY
<u>"J. PAGE"</u> J. PAGE	<u>ABSENT</u> D. REYNOLDS
<u>"P. QUINN"</u> P. Quinn	

I certify this is copy of the decision of the Committee's decision given on October 4, 2018

For a signed copy of this document

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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 October 24, 2018

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 by **MALEK & CELINE TARAZI** for the property located at **2587 FIFTH LINE WEST**.
Date of Hearing on Thursday September 27, 2018
Date Decision Signed by the Committee October 4, 2018

The hearing commenced at approximately 1:32p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:41p.m.

APPLICATION DETAILS

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

1. A lot coverage of 28.94% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25.00% of the lot area in this instance;
2. A front yard of 9.00m (approx. 29.52ft) whereas By-law 0225-2007, as amended, requires a minimum front yard of 12.00m (approx. 39.37ft) in this instance;
3. A driveway width of 12.84m (approx. 42.13ft) for the portion of the driveway within 6.0m of the garage face whereas By-law 0225-2007, as amended, permits a driveway width of 10.50m (approx. 34.45ft) for the portion of the driveway within 6.0m of the garage face in this instance; and
4. A height of an accessory structure of 5.96m (approx. 19.55ft) whereas By-law 0225-2007, as amended, permits a maximum height of an accessory structure of 3.00m (approx. 9.84ft) in this instance.

P. Giordano, agent attended and presented evidence in support of the application.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated September 17, 2018)
- City of Mississauga, Transportation and Works Department (dated September 14, 2018)
- Region of Peel (dated September 20, 2018)

CORRESPONDENCE & DISCUSSION

No resident 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 find 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: P. Quinn CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

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

1. A lot coverage of 28.94% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25.00% of the lot area in this instance;
2. A front yard of 9.00m whereas By-law 0225-2007, as amended, requires a minimum front yard of 12.00m in this instance;
3. A driveway width of 12.84m for the portion of the driveway within 6.0m of the garage face whereas By-law 0225-2007, as amended, permits a driveway width of 10.50m for the portion of the driveway within 6.0m of the garage face in this instance; and
4. A height of an accessory structure of 5.96m whereas By-law 0225-2007, as amended, permits a maximum height of an accessory structure of 3.00m in this instance.

Committee Decision dated at the City of Mississauga on October 4, 2018.

<u>"S. PATRIZIO"</u> S. PATRIZIO	<u>"D. GEORGE"</u> D. GEORGE - (CHAIR)
<u>"J. ROBINSON"</u> J. ROBINSON	<u>"D. KENNEDY"</u> D. KENNEDY
<u>"J. PAGE"</u> J. PAGE	<u>ABSENT</u> D. REYNOLDS
<u>"P. QUINN"</u> P. Quinn	

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"S. KENNEY"

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SEAN KENNEY - SECRETARY-
TREASURER

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 October 24, 2018

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 by **PRISCILLA FACEY / YOSVANI VALDEZ**
for the property located at **3282 IVERNIA ROAD.**
Date of Hearing on Thursday September 27, 2018
Date Decision Signed by the Committee October 4, 2018

The hearing commenced at approximately 1:32p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:46p.m.

APPLICATION DETAILS

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

1. A lot coverage of 42.02% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% of the lot area in this instance;
2. A northerly side yard of 1.24m (approx. 4.07ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.80m (approx. 5.91ft) in this instance; and
3. A minimum rectangular area measured from the inside face of walls of the garage of 3.59m x 5.98m (approx. 11.78ft x 19.62ft) whereas By-law 0225-2007, as amended, requires a minimum rectangular area measured from the inside face of walls of the garage of 2.75m x 6.00m (approx. 9.02ft x 19.68ft) in this instance.

M. Vieira, agent, and presented evidence in support of the application.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated September 13, 2018)
- City of Mississauga, Transportation and Works Department (dated September 14, 2018)
- Region of Peel (dated September 20, 2018)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- A memorandum was received from Ward Councillor Chris Fonseca expressing concerns for the subject application.
- Correspondence was received from the residents of 3280 Ivernia, 1120 Saturnia Crescent, 3264 Ivernia Road, 3270 Ivernia Road, 3274 Ivernia Road, 3274 Ivernia Road, 1120 Saturnia Crescent, and 3298 Ivernia Road, stating an objection to the subject application.
- A petition signed by 10 area residents was received, stating an objection to the subject application.

The residents of 1120 Saturnia Crescent, 3309 Ivernia Road, and 3293 Ivernia Road appeared before the Committee and objected to the 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 correspondence received from nine area residents and three residents who presented at the hearing. They have also considered all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and find that the application is minor in nature, desirable for the appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law and the Official Plan are maintained.

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

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

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITIONS:

To allow renovations to the existing house on the subject property proposing:

1. A lot coverage of 42.02% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% of the lot area in this instance;
2. A northerly side yard of 1.24m whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.80m in this instance; and
3. A minimum rectangular area measured from the inside face of walls of the car port of 3.59m x 5.98m whereas By-law 0225-2007, as amended, requires a minimum rectangular area measured from the inside face of walls of the car port of 2.75m x 6.00m in this instance.

CONDITION(S):

1. Removal of the north facing wall.
2. 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 October 4, 2018.

<u>"S. PATRIZIO"</u> S. PATRIZIO	<u>"D. GEORGE"</u> D. GEORGE - (CHAIR)
<u>"J. ROBINSON"</u> J. ROBINSON	<u>DISSENTED</u> D. KENNEDY
<u>"J. PAGE"</u> J. PAGE	<u>ABSENT</u> D. REYNOLDS
<u>DISSENTED</u> P. Quinn	

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"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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 October 24, 2018

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 by **PINNACLE INTERNATIONAL (ONTARIO) LTD**
for the property located at **5025 FOUR SPRINGS AVENUE.**
Date of Hearing on Thursday September 27, 2018
Date Decision Signed by the Committee October 4, 2018

The hearing commenced at approximately 1:32p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:16p.m.

APPLICATION DETAILS

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

1. A minimum parking space length of 5.02m (approx. 16.47ft) for 9 parking spaces whereas By-law 0225-2007, as amended, requires a minimum parking space length of 5.20m (approx. 17.06ft) in this instance;
2. A minimum parking space width of 2.26m (approx. 7.41ft) for 10 parking spaces whereas By-law 0225-2007, as amended, requires a minimum parking space width of 2.60m (approx. 8.53ft) in this instance;
3. A minimum parking space width of 2.60m (approx. 8.53ft) for 21 parking spaces whereas By-law 0225-2007, as amended, requires a minimum parking space width of 2.75ft (approx. 9.02ft) in this instance;
4. A minimum parking space width of 2.75m (approx. 9.02ft) for 1 parking space whereas By-law 0225-2007, as amended, requires a minimum parking space width of 2.90m (approx. 9.51ft) in this instance; and
5. A minimum drive aisle width of 5.20m (approx. 17.06ft) whereas By-law 0225-2007, as amended, requires a minimum drive aisle width of 7.00m (approx. 22.97ft) in this instance.

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

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated September 13, 2018)
- City of Mississauga, Transportation and Works Department (dated September 14, 2018)
- Region of Peel (dated September 20, 2018)

CORRESPONDENCE & DISCUSSION

No resident 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 find 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: P. Quinn SECONDED BY: J. Robinson CARRIED

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED:

To approve a minor variance to allow the construction of condominiums on the subject property proposing:

1. A minimum parking space length of 5.02m for 9 parking spaces whereas By-law 0225-2007, as amended, requires a minimum parking space length of 5.20m in this instance;
2. A minimum parking space width of 2.26m for 9 parking spaces whereas By-law 0225-2007, as amended, requires a minimum parking space width of 2.60m;
3. A minimum parking space width of 2.60m for 21 parking spaces whereas By-law 0225-2007, as amended, requires a minimum parking space width of 2.75m in this instance;
4. A minimum parking space width of 2.75m for 1 parking space whereas By-law 0225-2007, as amended, requires a minimum parking space width of 2.90m in this instance; and
5. A minimum drive aisle width of 5.20m whereas By-law 0225-2007, as amended, requires a minimum drive aisle width of 7.00m in this instance.
6. A minimum parking space width of 2.55m for 1 parking space whereas By-law 0225-2007, as amended, requires a minimum parking space width of 2.75m.

Committee Decision dated at the City of Mississauga on October 4, 2018.

<u>"S. PATRIZIO"</u> S. PATRIZIO	<u>"D. GEORGE"</u> D. GEORGE - (CHAIR)
<u>"J. ROBINSON"</u> J. ROBINSON	<u>"D. KENNEDY"</u> D. KENNEDY
<u>"J. PAGE"</u> J. PAGE	<u>"D. REYNOLDS"</u> D. REYNOLDS
<u>"P. QUINN"</u> P. Quinn	

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"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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 October 24, 2018

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 by **CHIETON INVESTMENTS LIMITED**
for the property located at **5741 DATSUN ROAD.**
Date of Hearing on Thursday September 27, 2018
Date Decision Signed by the Committee October 4, 2018

The hearing commenced at approximately 1:32p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:19p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the continued operation of a truck trailer sales, leasing and service business including the outdoor storage and display of trailers and associated office use whereas By-law 0225-2007, as amended, does not permit a truck trailer sales, leasing and service business including the outdoor storage and display of trailers and associated office use in this instance.

L. Malito, agent, attended and presented evidence in support of the application.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated September 13, 2018)
- City of Mississauga, Transportation and Works Department (dated September 14, 2018)
- Region of Peel (dated September 20, 2018)

CORRESPONDENCE & DISCUSSION

No resident 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 correspondence all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and find 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: P. Quinn SECONDED BY: J. Page CARRIED

The Decision of the Committee is:

APPLICATION APPROVED TEMPORARY PERIOD OF 10 YEARS (approval will lapse on OCT, 31, 2028):

To allow the continued operation of a truck trailer sales, leasing and service business including the outdoor storage and display of trailers and associated office use whereas By-law 0225-2007, as amended, does not permit a truck trailer sales, leasing and service business including the outdoor storage and display of trailers and associated office use in this instance.

Committee Decision dated at the City of Mississauga on October 4, 2018.

<u>"S. PATRIZIO"</u> S. PATRIZIO	<u>"D. GEORGE"</u> D. GEORGE - (CHAIR)
<u>"J. ROBINSON"</u> J. ROBINSON	<u>"D. KENNEDY"</u> D. KENNEDY
<u>"J. PAGE"</u> J. PAGE	<u>"D. REYNOLDS"</u> D. REYNOLDS
<u>"P. QUINN"</u> P. Quinn	

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"S. KENNEY"

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SEAN KENNEY - SECRETARY-
TREASURER

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 October 24, 2018

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 by **DANIELS HR CORPORATION**
for the property located at **2520 EGLINTON AVENUE WEST.**

Date of Hearing on Thursday September 27, 2018

Date Decision Signed by the Committee October 4, 2018

The hearing commenced at approximately 1:32p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:22p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the construction of townhomes on the subject property proposing a rooftop balcony setback of 0.00m whereas By-law 0225-2007, as amended, requires a minimum rooftop balcony setback of 1.20m (3.94 ft) in this instance.

G. Broll, attended and presented evidence in support of the application.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated September 13, 2018)
- City of Mississauga, Transportation and Works Department (dated September 14, 2018)
- Region of Peel (dated September 20, 2018)

CORRESPONDENCE & DISCUSSION

No resident 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 find 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. Robinson CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

To allow the construction of townhomes on the subject property proposing a rooftop balcony setback of 0.00m whereas By-law 0225-2007, as amended, requires a minimum rooftop balcony setback of 1.20m in this instance.

Committee Decision dated at the City of Mississauga on October 4, 2018.

<u>"S. PATRIZIO"</u> S. PATRIZIO	<u>"D. GEORGE"</u> D. GEORGE - (CHAIR)
<u>"J. ROBINSON"</u> J. ROBINSON	<u>"D. KENNEDY"</u> D. KENNEDY
<u>"J. PAGE"</u> J. PAGE	<u>"D. REYNOLDS"</u> D. REYNOLDS
<u>"P. QUINN"</u> P. Quinn	

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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 October 24, 2018

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 by **THE REGIONAL MUNICIPALITY OF PEEL**
for the property located at **2307 LAKESHORE ROAD WEST.**

Date of Hearing on Thursday September 27, 2018

Date Decision Signed by the Committee October 4, 2018

The hearing commenced at approximately 1:32p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:27p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the operation of a truck terminal whereas By-law 0225-2007, as amended, does not permit the operation of a truck terminal in this instance.

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

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated September 17, 2018)
- City of Mississauga, Transportation and Works Department (dated September 14, 2018)
- Region of Peel (dated September 20, 2018)

CORRESPONDENCE & DISCUSSION

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

DECISION

Committee has taken into consideration correspondence all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and find 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. Robinson CARRIED

The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO CONDITIONS:

To allow the operation of a truck terminal whereas By-law 0225-2007, as amended, does not permit the operation of a truck terminal in this instance.

CONDITION(S):

1. Only the designated portion of the property shall be associated with the neighbouring use at 2111 Lakeshore Road West and shall not increase in size as per drawing approved by the Committee.

Committee Decision dated at the City of Mississauga on October 4, 2018.

<u>"S. PATRIZIO"</u> S. PATRIZIO	<u>"D. GEORGE"</u> D. GEORGE - (CHAIR)
<u>"J. ROBINSON"</u> J. ROBINSON	<u>"D. KENNEDY"</u> D. KENNEDY
<u>"J. PAGE"</u> J. PAGE	<u>"D. REYNOLDS"</u> D. REYNOLDS
<u>"P. QUINN"</u> P. Quinn	

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TREASURER

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before October 24, 2018

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.



MISSISSAUGA

File: "A" 263/18
WARD 5

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 by **KHUSHWANT SINGH GILL & HARINDER KAUR GILL**
for the property located at **7073 JUSTINE DRIVE**.
Date of Hearing on Thursday September 27, 2018
Date Decision Signed by the Committee October 4, 2018

The hearing commenced at approximately 1:32p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:32p.m.

APPLICATION DETAILS

The applicants request the Committee to approve a minor variance to permit the construction of a two storey dwelling proposing a gross floor area of 334.35m² (approx. 3,599.03ft²) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 277.51m² (approx. 2987.18ft²) in this instance.

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

BACKGROUND

On July 12th, 2018, J. Ramirez, agent, attended and requested to defer the application in order to submit revised plans.

The Committee consented to the request and deferred the application to the September 13th hearing.

Comments were received from:

- City of Mississauga, Planning and Building Department (dated July 6, 2018)
- City of Mississauga, Transportation and Works Department (dated July 5, 2018)
- Region of Peel (dated July 6, 2018)

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated September 13, 2018)
- City of Mississauga, Transportation and Works Department (dated September 14, 2018)
- Region of Peel (dated September 20, 2018)

CORRESPONDENCE & DISCUSSION

No resident 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 find 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. Robinson SECONDED BY: S. Patrizio CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

To approve a minor variance to permit the construction of a two storey dwelling proposing a gross floor area of 334.35m² whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 277.51m² in this instance.

Committee Decision dated at the City of Mississauga on October 4, 2018.

<u>"S. PATRIZIO"</u> S. PATRIZIO	<u>"D. GEORGE"</u> D. GEORGE - (CHAIR)
<u>"J. ROBINSON"</u> J. ROBINSON	<u>"D. KENNEDY"</u> D. KENNEDY
<u>"J. PAGE"</u> J. PAGE	<u>"D. REYNOLDS"</u> D. REYNOLDS
<u>"P. QUINN"</u> P. Quinn	

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"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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 October 24, 2018

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 by **NAMPOWER INC** for the property located at **3119 CHURCHILL AVENUE**.
Date of Hearing on Thursday September 27, 2018
Date Decision Signed by the Committee October 4, 2018

The hearing commenced at approximately 1:32p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:41p.m.

APPLICATION DETAILS

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

1. A lot coverage of 32.70% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% of the lot area in this instance; and
2. A gross floor area of 224.82m² (approx. 2,420.02sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 174.28m² (approx. 1,876.00sq.ft) in this instance.

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

BACKGROUND

On July 19th, 2018, J. Ramirez, agent, attended and requested to defer the application in order to make revisions to the application. The Committee consented to the request and deferred the application to the September 27th hearing.

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated July 17, 2018)
- City of Mississauga, Transportation and Works Department (dated July 12, 2018)
- City of Mississauga, Community Services Department, Culture Division (dated June 29, 2018)
- Region of Peel (dated July 17, 2018)
- Toronto and Region Conservation Authority (dated July 18, 2018)

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated September 13, 2018)
- City of Mississauga, Transportation and Works Department (dated September 14, 2018)
- Region of Peel (dated September 20, 2018)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from the residents of 3059 Churchill Avenue, stating an objection to the subject application.

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

DECISION

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

Committee has taken into consideration correspondence received from one area resident. They have also considered all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and find 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: S. Patrizio CARRIED

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED:

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

1. A lot coverage of 31.70% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% of the lot area in this instance; and
2. A gross floor area of 224.82m² whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 174.28m² in this instance.

Committee Decision dated at the City of Mississauga on October 4, 2018.

<u>"S. PATRIZIO"</u> S. PATRIZIO	<u>"D. GEORGE"</u> D. GEORGE - (CHAIR)
<u>"J. ROBINSON"</u> J. ROBINSON	<u>"D. KENNEDY"</u> D. KENNEDY
<u>"J. PAGE"</u> J. PAGE	<u>"D. REYNOLDS"</u> D. REYNOLDS
<u>"P. QUINN"</u> P. Quinn	

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"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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 October 24, 2018

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 by **SATWINDER BAINS** for the property located at **7153 LANCASTER AVENUE**.
Date of Hearing on Thursday September 27, 2018
Date Decision Signed by the Committee October 4, 2018

The hearing commenced at approximately 1:32p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:43p.m.

APPLICATION DETAILS

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

1. A lot coverage of 37.67% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% of the lot area in this instance;
2. A gross floor area of 258.82m² (approx. 2,786.00sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 224.31m² (approx. 2,414.53sq.ft) in this instance; and
3. A setback to a Greenbelt zone of 2.85m (approx. 9.35ft) whereas By-law 0225-2007, as amended, requires a minimum setback to a Greenbelt zone of 5.00m (approx. 16.40ft) in this instance.

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

BACKGROUND

On July 19th 2018, J. Ramirez, agent, attended and requested to defer the application in order to make revisions to the application. The Committee consented to the request and deferred the application to the September 27th hearing.

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated July 17, 2018)
- City of Mississauga, Transportation and Works Department (dated July 12, 2018)
- Region of Peel (dated July 17, 2018)
- Toronto and Region Conservation Authority (dated July 18, 2018)
- Resident at 3179 Newbound Court wrote in objecting to the application

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated September 13, 2018)
- City of Mississauga, Transportation and Works Department (dated September 14, 2018)
- Region of Peel (dated September 20, 2018)
- Toronto and Region Conservation Authority (dated August 28, 2018)

CORRESPONDENCE & DISCUSSION

No resident 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 find 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, Reynolds SECONDED BY: S. Patrizio CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

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

1. A lot coverage of 37.67% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% of the lot area in this instance;
2. A gross floor area of 258.82m² whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 224.31m² in this instance; and
3. A setback to a Greenbelt zone of 2.85m whereas By-law 0225-2007, as amended, requires a minimum setback to a Greenbelt zone of 5.00m in this instance.

Committee Decision dated at the City of Mississauga on October 4, 2018.

<u>"S. PATRIZIO"</u> S. PATRIZIO	<u>"D. GEORGE"</u> D. GEORGE - (CHAIR)
<u>"J. ROBINSON"</u> J. ROBINSON	<u>"D. KENNEDY"</u> D. KENNEDY
<u>"J. PAGE"</u> J. PAGE	<u>"D. REYNOLDS"</u> D. REYNOLDS
<u>"P. QUINN"</u> P. Quinn	

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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 October 24, 2018

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 by **DANYAN CHEN** for the property located at **1341 EVERALL ROAD**.
Date of Hearing on Thursday September 27, 2018
Date Decision Signed by the Committee October 4, 2018

The hearing commenced at approximately 1:32p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:46p.m.

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


APPLICATION DETAILS

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

1. A gross floor area of 318.30m^2 (approx. 3,426.26sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 301.28m^2 (approx. 3,243.06sq.ft) in this instance;
2. A combined width of side yards of 2.97m (approx. 9.74ft) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 3.80m (approx. 12.47ft) in this instance;
3. A southerly side yard of 1.12m (approx. 3.67ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.81m (approx. 5.94ft) in this instance;
4. A northerly side yard of 0.42m (approx. 1.38ft) measured to a shed whereas By-law 0225-2007, as amended, requires a minimum side yard measured to a shed of 1.20m (approx. 3.93ft) in this instance; and
5. A garage projection of 1.55m (approx. 5.09ft) whereas By-law 0225-2007, as amended, permits a maximum garage projection of 0.00m in this instance.

S. Al Mathno, agent, attended and presented evidence in support of the application.

BACKGROUND

On July 19th, 2018, F. Razaee, agent, attended and requested to defer the application to make revisions to the application. The Committee consented to the request and deferred the application to the September 20th hearing.

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated July 17, 2018)
- City of Mississauga, Transportation and Works Department (dated July 12, 2018)
- Region of Peel (dated July 17, 2018)

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated September 17, 2018)
- City of Mississauga, Transportation and Works Department (dated September 14, 2018)
- Region of Peel (dated September 20, 2018)

CORRESPONDENCE & DISCUSSION

No resident 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 find 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.



MISSISSAUGA

File: "A" 283/18
WARD 2

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

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

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITIONS:

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

1. A gross floor area of 318.30m² whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 301.28m² in this instance;
2. A combined width of side yards of 2.97m whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 3.80m in this instance;
3. A southerly side yard of 1.12m measured to the first and second storeys, whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.2m measured to the first storey and 1.81m to the second storey;
4. A northerly side yard of 0.42m measured to a shed whereas By-law 0225-2007, as amended, requires a minimum side yard measured to a shed of 1.20m in this instance;
5. A garage projection of 1.51m beyond the front wall of the first storey of the dwelling, whereas By-law 0225-2007, as amended, permits a maximum garage projection of 0.00m beyond the front wall of the first storey of the dwelling, and
6. A height of 3.16m for the existing accessory structure; whereas By-law 0225-2007, as amended, permits a maximum of 3.00m.

CONDITION(S):

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

Committee Decision dated at the City of Mississauga on October 4, 2018.

<u>"S. PATRIZIO"</u> S. PATRIZIO	<u>"D. GEORGE"</u> D. GEORGE - (CHAIR)
<u>"J. ROBINSON"</u> J. ROBINSON	<u>"D. KENNEDY"</u> D. KENNEDY
<u>"J. PAGE"</u> J. PAGE	<u>"D. REYNOLDS"</u> D. REYNOLDS
<u>"P. QUINN"</u> P. Quinn	

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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 October 24, 2018

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.