

COMMITTEE OF ADJUSTMENT RESULTS



Location: VIRTUAL HEARING

Hearing: February 25, 2021 AT 1:00 P.M.

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

NEW APPLICATIONS (CONSENT)

B-7/21	LOC HOANG	38 WOODLAWN AVE	1	Approved (AC)
B-10/21	DERRY TEN LIMITED	6967 MARITZ DR	5	Approved (AC)
B-11/21	BOHDAN VYSHNEVETSKYY & NATALIYA VYSHNEVETSKA	955 HALLIDAY AVE	1	Deferred

NEW APPLICATIONS (MINOR VARIANCE)

A-46/21	NIMMI & VALIBHAI PATEL	3146 MERRITT AVE	5	Deferred
A-47/21	JASON & CELINA MELO	2506 VINELAND RD	2	Approved (ACP)
A-49/21	YIN, JIANMEI & SHEN, BIN	2540 WINDWOOD DR	9	Approved (AA)
A-50/21	KORHAN ERENBEN & CIDY TABA	6808 LOGANBERRY CRT	11	Approved (AA, AC)
A-51/21	MISSISSAUGA I GP INC	86 DUNDAS ST E	7	Approved (AC)
A-52/21	2240990 ONTARIO INC	7170 TRANMERE DR	5	Approved
A-53/21	IZYDOR, SZYMON & FIK-IZYDOR, MARIOLA	4120 UXBRIDGE LANE	3	Deferred
A-55/21	MOUTINHO FRANCISCO, AND PARDINHA KARINA	3047 KIRWIN AVE	7	Approved (AA)
A-61/21	CITY OF MISSISSAUGA	301 BURNHAMTHORPE RD W	4	Approved

DEFERRED FILES (MINOR VARIANCE)

A-290/20	ARTA MARA	6486 CHAUMONT CRES	9	Approved (AA)
A-354/20	YARDELY & LISA LIONEL	7305 CUSTER CRES	5	Approved
A-377/20	PRIME REAL ESTATE GROUP INC	2155 LEANNE BLVD	2	Approved (AC)

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 **38 Woodlawn Avenue**.
Date of Hearing on Thursday February 25, 2021
Date Decision Signed by the Committee March 4, 2021

The hearing commenced at approximately 1:00p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:02p.m.

APPLICATION DETAILS

The applicant requests the approval of the Committee to sever a parcel of land for the creation of a new lot. The parcel of land has a frontage of approximately 7.62m (25.00ft) and an area of approximately 289.40sq.m (949.48.sq.ft).

B. Oughtred., agent, attended and presented evidence and comment in support of the application.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated February 17, 2021)
- City of Mississauga, Transportation and Works Department (dated February 17, 2021)
- City of Mississauga, Community Services Department, Park Planning (dated February 17, 2021)
- Region of Peel (dated February 17, 2021)
- Bell Canada, Right-of-Way (dated February 17, 2021)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

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

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

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

DECISION

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

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

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

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

MOVED BY: D. George 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 parcel of land has a frontage of approximately 7.62m and an area of approximately 289.40sq.m.

Committee Decision dated at the City of Mississauga on March 4, 2021

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

I certify this is copy of the decision of the Committee's decision given on March 4, 2021

"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: March 5, 2021

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 **March 25, 2021**

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 **March 5, 2022**

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 February 17, 2021.
5. A letter shall be received from the City of Mississauga, Community Services Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated February 17, 2021.
6. A letter shall be received from Bell Canada indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated February 17, 2021. Note: The Committee excluded the condition regarding Bell Canada's request for a blanket easement on the property.

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

Transportation and Works Comments

Should Committee see merit in the applicant's request we are providing the following conditions/requirements for Committee's consideration:

A. Items Required Prior to the Issuance of Final Consent

1. Overall Grading and Drainage Plan

The applicant's consulting engineer will be required to prepare an Overall Grading and Drainage Plan which contains sufficient details to ensure grading compatibility with the adjacent lands and submit the grading and drainage proposal to this department for review/approval.

2. Municipal Address Requirement

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

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

B. GENERAL INFORMATION

1. Lot Grading and Drainage

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

2. Servicing

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

3. Access

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

We advise the applicant that all costs incurred in providing any new driveway entrance(s) to the subject lands or any modifications/reinstatement required, would be at cost to the owner. We are also noting that should any utilities need to be relocated, all costs incurred will also be to the owner.

4. Storm Sewer Outlet

The storm sewer outlet for this property is the existing 375mm Dia. Storm sewer located on Woodlawn Avenue. Please note that a rear lot catch basin may be required. Where existing sewer capacity exists, applicants are encouraged to design the basement elevation to be at least 1.0 meter above the elevation of the on-street storm sewer obvert to eliminate the need for a sump pump. In situations where a sump pump is required and where a high groundwater table may exist, the sump pump may run continuously. The applicants are encouraged to design the weeping tile elevation to be at least 1.0 meter above the seasonal groundwater elevation. The owner is advised that the City has no obligations to address any concerns related to the operation of private sump pump systems.

Comments Prepared by: John Salvino, Development Engineering Technologist

Parks, Forestry & Environment

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

1. The applicant shall provide a cash contribution of \$1,214.24 for planting of two (2) street trees on Woodlawn Avenue. This figure is subject to the most recent Fees and Charges By-law at the time of payment and is therefore subject to change.

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. Please contact Jim Greenfield regarding the Covid-19 interim payment process.
2. Prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O. 1990, C.P. 13, as amended) and in accordance with the City's policies and by-laws.

Should further information be required, please contact Jim Greenfield, Park Planner, Community Services Department at 905-615-3200 ext. 8538 or via email jim.greenfield@mississauga.ca.

Comments Prepared by: Jim Greenfield, Park Planner

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

Bell Canada

Subsequent to review of the Severance Application by our local Engineering Department it has been identified that Bell Canada will require a transfer of easement over these lands, to protect existing rear-lot aerial facilities, supply service to the properties and to maintain service in the area. According to our records, Bell has aerial cable that runs parallel to the southwest property boundary at 38 Woodlawn Ave and is found approximately 0.6 m from the rear lot boundary. We request the easement be the full length of the facilities as shown on the attached plan.

Bell Canada would like to confirm that a ~~blanket easement~~ (Committee did not include the approval of a blanket easement in the decision) over the lands or a 3.0m wide corridor to be measured 1.5m on either side of the aerial cable, as can be accommodated, would satisfy our needs.

Since the easement is necessary in order to provide and maintain service to this area, all costs associated with this transaction is the responsibility of the landowner. Compensation should be set to the nominal amount of \$2.00 for the acquisition of these rights. Additionally, Bell Canada requires separate, registered postponements for any mortgages and certification of title.

We hope this proposal meets with your approval and request a copy of the Committee of Adjustments decision. We look forward to the owners' Solicitor contacting us with a draft reference plan and accompanying draft easement documents for our approval prior to registration, along with an acknowledgement and direction for our execution.

If you have any questions or concerns, please feel free to contact me.

Comments Prepared by: Carrie Gordon, External Liaison

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 **6967 Maritz Drive**.
Date of Hearing on Thursday February 25, 2021
Date Decision Signed by the Committee March 4, 2021

The hearing commenced at approximately 1:00p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:06p.m.

APPLICATION DETAILS

The applicant requests the approval of the Committee to sever a parcel of land for the creation of a new lot. The parcel of land has a frontage in excess of approximately 390.36m (1280.71ft) and an area in excess of approximately 15.43ac (672130.80sq.ft).

B. Orellana, agent, attended and presented evidence and comment in support of the application.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated February 17, 2021)
- City of Mississauga, Transportation and Works Department (dated February 17, 2021)
- City of Mississauga, Community Services Department, Park Planning (dated February 17, 2021)
- City of Mississauga, Community Services Department, Heritage Planning (dated February 17, 2021)
- Region of Peel (dated February 17, 2021)
- Bell Canada, Right-of-Way (dated February 17, 2021)

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: 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 parcel of land has a frontage in excess of approximately 390.36m and an area in excess of approximately 15.43ac.

Committee Decision dated at the City of Mississauga on March 4, 2021

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

I certify this is copy of the decision of the Committee's decision given on March 4, 2021

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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

Date of Mailing: March 5, 2021

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 **March 25, 2021**

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 **March 5, 2022**

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 February 19, 2021, save and except condition A.4.
5. A letter shall be received from the City of Mississauga, Community Services Department, Culture Division, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated February 19, 2021.
6. A letter shall be received from the Region of Peel, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated February 19, 2021.

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

Transportation & Works Dept. Comments

This department has no objections to the applicant's request to create a new lot. As Committee is aware there has been a number of other Consent Applications from Derry Ten Limited which were approved to the south where Public Pedestrian and Vehicular Access Easements and Servicing Easements were requested and to date established. In this regard a condition of this Consent Application will also be to establish similar Public Pedestrian and Vehicular Access Easements and Servicing Easements.

These lands are located within an area identified as the Gateway Corporate Centre and proposed to be rezoned to O2 (Major Office) Zone through the City-initiated Gateway Corporate Centre Zoning By-law Amendment. The lands are also subject to the Special Site 4 Policies of the Gateway Corporate Centre which seek to establish continuity in the urban fabric along the connecting corridors. In view of the above and prior to any development occurring on the subject lands, the City is pursuing the requirements of establishing an internal road network to improve the overall vehicular and pedestrian connectivity in the area.

The subject lands are also part of and identified as Block 1, Plan of Subdivision 43M-1447. Through the Plan of Subdivision Process Maritz Drive (to the west) and Longside Drive (to the south) were constructed along with the necessary municipal services to service the subject lands (Block 1). In this regard the subject lands are also subject to any conditions/requirements identified within Plan of Subdivision 43M-1447. Acknowledging that Block 1, 43M-1447 is being severed with a new configuration, a Drainage/Servicing Proposal will be required to address any required servicing easements.

In light of the existing Special Policies of the Gateway Corporate Centre, the applicant/owner should also be aware that any development application submitted such as this current Consent Application will have to address some of the requirements pertaining to the Special Site Policies of the Gateway Corporate Centre. **In this regard and as a condition of approval for this Consent Application the Transportation and Works Department will require a Conceptual Site Plan to specifically address traffic circulation concerns to ensure compliance with any of the Special Site Policies of the Gateway Corporate Centre requirements.** This requirement is seeking to increase the number of road intersections and overall connectivity within these lands by creating a finer grain road network and this requirement will necessitate the establishment of the public access easements.

In view of the above, and should Committee see merit in the applicant's request we are providing the following conditions/requirements as conditions of approval:

A. Items Required Prior to the Issuance of Final Consent

1. Conceptual Site Plan Addressing Requirement for Vehicular and Pedestrian Public Access Easements

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

Acknowledging that the subject lands are located within an area identified as the Gateway Corporate Centre and subject to the Special Site 4 Policies of the Gateway Corporate Center which seeks to establish a continuity in the urban fabric along the connecting corridors, prior to any development occurring within the lands the City must pursue the requirement for establishing an internal road network to improve the overall vehicular and pedestrian connectivity in the area. The City is seeking to increase the number of road intersections and the overall connectivity within these lands by creating a finer grain road network. To achieve this finer grain road network we request that a condition of this Consent Application be that the appropriate public access easements be established between the severed and residual lands.

In view of the above we are requesting that satisfactory arrangements be made with our Legal Department and Traffic Planning Section with regards to the establishment of any Public Pedestrian and Vehicular Access Easements. To address this requirement the applicant is to submit a full scale Conceptual Site Plan/Survey Plan for review/approval by our Traffic Planning Section which would precisely indicate the location and width of the required Public Pedestrian and Vehicular Access Easements including any required sight triangles/rounding's.

2. Satisfactory Arrangements to Be Made With Traffic Planning Section Regarding Details of Public Pedestrian and Vehicular Access Easements

As indicated in Item A1 a Conceptual Site Plan/Survey Plan is to be submitted to our Traffic Planning Section for review/approval which addresses the City's requirement for a Public Pedestrian and Vehicular Access Easements. The requested Public Easements are to be a total of 9.4M in width consisting of a 7.0M wide road (7.4M curb to curb) and a 2.0m sidewalk. The public easements are also to include sight triangles/rounding's at all intersections and aligned with the Public Easements on the lands to the south of Longside Drive.

Upon the Traffic Planning Section being satisfied with the details of the Public Pedestrian and Vehicular Access Easements (which will be identified in the Conceptual Site Plan/Survey Plan), then satisfactory arrangements will have to be made with our Legal Department to have the Public Easements registered. It should also be noted that through any future development applications such as the Site Plan Approval Process any other applicable particulars pertaining to the construction of any required Public Laneways such as providing securities, satisfying any legal arrangements or providing additional parcels to facilitate any turning movements within the lands may be requested.

3. 0.3m Reserve Requirement for Maritz Drive and Longside Drive

The applicant will be required to make the appropriate arrangements to provide a 0.3m Reserve along the Maritz Drive and Longside Drive frontages.

Should additional clarification or information be required with regard to the 0.3m Reserve, please contact Lahini Senthil-Kumaran at 905 615-3200 ext. 5798 or lahini.senthil-kumaran@mississauga.ca.

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

4. Satisfactory Arrangements to Be Made With Traffic Planning Section Regarding Transportation Impact Study

~~Satisfactory arrangements are to be made with our Traffic Planning Section for the review/approval of a Transportation Impact Study which would be representative of the proposed land use. The study is to include a Transportation Demand Management component. The traffic consultant should provide a terms of reference to the City's Traffic Section for review and receive confirmation prior to commencing the study.~~

~~Should additional clarification or information be required with regard to the Traffic Impact Study, please contact Lahini Senthil-Kumaran at 905-615-3200 ext. 5798 or lahini.senthil-kumaran@mississauga.ca.~~

5. Drainage Proposal/Servicing Plan

A Drainage Proposal/Servicing Plan is to be prepared by a Consulting Engineer for this department's review/approval to confirm the storm sewer outlet and capacity for the subject lands.

We note that as depicted on the Engineering Drawings reviewed/approved through the 43M-1447 Plan of Subdivision, storm sewer outlet for the subject lands (Block 1, 43M-1447) is the storm sewer located on both Maritz Drive (1350mm to 2400mm) and Longside Drive (600mm to 900mm).

Should additional information be required with regards to the Drainage Proposal/Servicing Plan, the applicant can contact the storm reviewer, (Nathan.mcfadden@mississauga.ca).

6. Municipal Storm Sewer Easement Requirement

Upon the review of the Drainage Proposal/Servicing Plan requested in item A 5, and upon the confirmation that the storm sewer outlet for **any portion** of the Retained lands (easterly 11.36 ac parcel) is required to outlet to the 1350 to 2400mm storm sewer located on Maritz Drive, then a Municipal Storm Sewer Easement will have to be established over the Severed Lands.

It should be noted that the requirement to establish a Municipal Storm Sewer Easement is similar to that requested in the previous Derry/Ten Consent applications processed on both the parcels south of Longside Drive and the parcels south of Skyway Drive.

7. Engineering Submission & Development Agreement with Infrastructure Schedules for Municipal Storm Sewer Infrastructure Works Required over Severed Parcel

Upon the review of Item A5 and A 6, and once confirmed that the storm outlet for any portion of the Retained Lands is required to outlet to the 1350 to 2400mm storm sewer located on Maritz Drive, then Municipal Infrastructure works will be required.

In this regard the applicant/owner will be required to submit an Engineering submission for the proposed works and will be required to enter into a Development Agreement with Infrastructure

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

Schedules to secure the construction of any municipal storm sewer upgrades to accommodate the storm drainage from the subject site, in this particular instance the proposed retained lands.

8. Engineering Submission & Development Agreement with Infrastructure Schedules for Possible Municipal Storm Sewer Infrastructure Works on Maritz Drive and Longside Drive

Upon the review of Item A5 and in the event that there is a requirement to upgrade municipal storm sewer infrastructure on Maritz Drive or Longside Drive, the applicant/owner may be required to submit an Engineering submission for the proposed works and will be required to enter into a Development Agreement with Infrastructure Schedules to secure the construction of any municipal storm sewer upgrades to accommodate the storm drainage from the subject site.

9. Required Easements

Upon the review of Item A5 and the confirmation of any required **private easements**, the applicant/owner will be required to provide a letter or schedule prepared by the applicant's Solicitor to this department which would specifically describe the new private easements to be established through this Consent Application. It should also be noted 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.

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

As per the City of Mississauga's Fees and Charges By-law there will be a fee required to be paid to the Legal Services Department for their services, in particular for the preparation of legal documents. The fee amount payable will be in accordance with the current Fees and Charges Bylaw and be submitted to the Transportation and Works Department in the form of a certified cheque.

11. Environmental Site Screening Questionnaire

An Environmental Site Screening Questionnaire and Declaration (ESSQD) must be filled out for the property, signed and dated by the owner, and witnessed by a commissioner of oaths and submitted to the Transportation and Works Department for review.

12. Municipal Address Requirement

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

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

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

B. General Information

1. Lot Grading and Drainage

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

2. Servicing

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

3. Access

We advise the applicant that all costs incurred in providing any access modifications to the subject lands would be at cost to the owner. We are also noting that should any utilities need to be relocated, all costs incurred will also be to the owner.

4. Storm Sewer Outlet

The storm sewer outlet for the subject lands is various sections of the storm sewer on Maritz Drive (1350mm to 2400mm) and Longside Drive (600mm to 900mm). It should be noted that as the retained and severed parcels are greater than 1 ha, an ESC Permit will be required prior to any land disturbing activities.

5. ESC Permit

It should be noted that as the retained and severed parcels are greater than 1 ha, an ESC Permit will be required prior to any land disturbing activities.

6. Site Plan Approval

Any development of the subject lands will require the owner obtaining Site Plan Approval where any site specific conditions/requirements relating to detailed lot grading and drainage, servicing, access, etc. will be addressed.

7. Hurontario Street LRT

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

The owner is advised that Infrastructure Ontario and Metrolinx have awarded a contract for the Hurontario LRT. The design work will begin immediately with construction to follow. The anticipated completion date of the Hurontario LRT is scheduled for late 2021. The owner is advised to contact the Hurontario LRT Office as there may be impacts to this proposed development.

Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Parks, Forestry & Environment

The Park Planning Section of the Community Services Department has no objections to the consent application and advises as follows:

In addition, Community Services notes the following:

- Comments and conditions will be addressed through future Development Applications for the subject property.
- Prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O. 1990, C.P. 13, as amended) and in accordance with the City's policies and by-laws.

Should further information be required, please contact Jim Greenfield, Park Planner, Community Services Department at 905-615-3200 ext. 8538 or via email jim.greenfield@mississauga.ca

Comments Prepared by: Jim Greenfield, Park Planner

Heritage

The property has archaeological potential due to its proximity to a present or past watercourse or known archaeological resource. The proponent shall carry out an archaeological assessment of the subject property and mitigate, through preservation or resource removal and documenting, adverse impacts to any significant archaeological resources found. No grading or other soil disturbances shall take place on the subject property prior to the approval authority and the Ministry of Heritage, Sport, Tourism, and Culture Industries confirming that all archaeological resource concerns have met licensing and resource conservation requirements. Letters to this effect from said Ministry corresponding to each archaeological assessment report and activity are required to be submitted to the Culture Division for review. The above should be a condition of approval.

Comments Prepared by: P. Wubbenhorst, Heritage Planner

Region of Peel Comments

Consent Application: B-10/21

Traffic Development: Catherine Barnes (905) 791-7800 x7569

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

Region of Peel Traffic Development staff have reviewed the above noted consent application, and offer the following comments:

- No access is supported off of Regional Road 5 (Derry Road). Any access for the severed or retained lands must be obtained from the surrounding Municipal Roadways;
- The Region requires the gratuitous dedication of lands to meet the Regional Official Plan requirement for Regional Road 5 (Derry Road), which has a right-of-way of 50.5 metres, 25.25 metres from the centreline of the road allowance;
- The Region requires the gratuitous dedication of a 0.3m reserve behind the property line along Regional Road 5 (Derry Road);
- The Region requires the gratuitous dedication of a 15X15 metre daylight triangle at the intersection of Derry Road and Maritz Drive, from the reinstated property line;
- The applicant is to dedicate these lands to the Region, free and clear of all encumbrances. All costs associated with the transfer, including preparation of the necessary reference plan are the responsibility of the applicant. The applicant must provide the Region with the necessary title documents and a draft reference plan for review and approval prior to deposit.

Should the committee see merit in this consent application, we request the following be included in the conditions of approval:

Condition: Satisfactory arrangement shall be made between the owner and the Region regarding land dedication.

Comments Prepared by: Diana Guida, Junior Planner

Decision of the Mississauga Committee of Adjustment under
Section 45(1) OR (2) of The Planning Act R.S.O. 1990, c.P.13, as amended.
Application for the property located at **2506 Vineland Road**.
Date of Hearing on Thursday February 25, 2021
Date Decision Signed by the Committee March 4, 2021

The hearing commenced at approximately 1:00p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:12p.m.

APPLICATION DETAILS

The applicant requests the Committee to allow the construction of an addition proposing an interior side yard of 1.28m (approx. 4.20ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 1.81m (approx. 5.94ft) in this instance.

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

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated February 17, 2021)
- City of Mississauga, Transportation and Works Department (dated February 17, 2021)
- Region of Peel (dated February 17, 2021)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

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

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

MOVED BY: J. Page CARRIED

The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO CONDITION:

To allow the construction of an addition proposing an interior side yard of 1.28m whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 1.81m in this instance.

CONDITION:

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 March 4, 2021.

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

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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 **March 24, 2021**

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 **2540 Windwood Drive**.
Date of Hearing on Thursday February 25, 2021
Date Decision Signed by the Committee March 4, 2021

The hearing commenced at approximately 1:00p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:17p.m.

APPLICATION DETAILS

The applicant requests the Committee to allow a widened driveway proposing a driveway width of 8.84m (approx. 29.00ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.69ft) in this instance.

J. Yin, co-owner, attended and presented evidence and comment in support of the application.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated February 17, 2021)
- City of Mississauga, Transportation and Works Department (dated February 17, 2021)
- Region of Peel (dated February 17, 2021)

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

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. Cook CARRIED

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED:

A driveway width beyond the garage face of 8.84m whereas By-law 0225-2007, as amended, permits a maximum driveway width beyond the garage face of 8.50m.

Committee Decision dated at the City of Mississauga on March 4, 2021.

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

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This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **March 24, 2021**

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 **6808 Loganberry Court**.
Date of Hearing on Thursday February 25, 2021
Date Decision Signed by the Committee March 4, 2021

The hearing commenced at approximately 1:00p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:19p.m.

APPLICATION DETAILS

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

1. A lot coverage of 30.05% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% in this instance;
2. An occupied area of an accessory structure of 15.04m (approx. 49.34ft) whereas By-law 0225-2007, as amended, permits a maximum occupied area of an accessory structure of 10.00m (approx. 32.81ft) in this instance; and
3. A height of an accessory structure of 3.59m (approx. 11.78ft) whereas By-law 0225-2007, as amended, permits a maximum height of an accessory structure of 3.00m (approx. 9.84ft) in this instance.

K. Erenben, and C. Taba, owner, attended and presented evidence and comment in support of the application.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated February 17, 2021)
- City of Mississauga, Transportation and Works Department (dated February 17, 2021)
- Region of Peel (dated February 17, 2021)

CORRESPONDENCE & DISCUSSION

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

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

DECISION

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

Committee has taken into consideration all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and the majority of the members have

determined that the application is minor in nature, desirable for the appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law and the Official Plan are maintained.

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

MOVED BY: J. Page CARRIED

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED SUBJECT TO A TERM:

To allow a pergola on subject property, proposing:

1. A lot coverage of 30.50% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% in this instance;
2. An occupied area of an accessory structure of 15.04m whereas By-law 0225-2007, as amended, permits a maximum occupied area of an accessory structure of 10.00m in this instance; and
3. A height of an accessory structure of 3.59m whereas By-law 0225-2007, as amended, permits a maximum height of an accessory structure of 3.00m in this instance.

TERM:

1. The existing/approved drainage pattern in the area of the accessory structure be maintained.

Committee Decision dated at the City of Mississauga on March 4, 2021.

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

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **March 24, 2021**

NOTES:

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

Decision of the Mississauga Committee of Adjustment under
Section 45(1) OR (2) of The Planning Act R.S.O. 1990, c.P.13, as amended.
Application for the property located at **86 Dundas Street East**.
Date of Hearing on Thursday February 25, 2021
Date Decision Signed by the Committee March 4, 2021

The hearing commenced at approximately 1:00p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:23p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the construction of a mixed-use residential building proposing:

1. 342 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 367 parking spaces in this instance; and
2. A drive aisle width of 6.20m (approx. 20.34ft) whereas By-law 0225-2007, as amended, requires a minimum drive aisle width of 7.00m (approx. 22.97ft) in this instance.

A. Santos and M. Quarcoopome, agents, attended and presented evidence and comment in support of the application.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated February 17, 2021)
- City of Mississauga, Transportation and Works Department (dated February 17, 2021)
- Region of Peel (dated February 17, 2021)
- Credit Valley Conservation (dated February 17, 2021)

CORRESPONDENCE & DISCUSSION

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

Committee asked questions of the agents 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: W. Shahrukh CARRIED

The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO A TERM AND CONDITION:

To allow the construction of a mixed-use residential building proposing:

1. 342 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 367 parking spaces in this instance; and
2. A drive aisle width of 6.20m (approx. 20.34ft) whereas By-law 0225-2007, as amended, requires a minimum drive aisle width of 7.00m (approx. 22.97ft) in this instance.

TERM:

1. 50 visitor parking spaces shall be provided as required by the Zoning By-law.

CONDITION:

1. Planning Staff recognize that the variance for the drive aisle providing access to the compact parking spaces has been designed to a lower standard; and potential purchasers should be notified of the reduced design standard through the condo declaration.

Committee Decision dated at the City of Mississauga on March 4, 2021.

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

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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 **March 24, 2021**

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 **7170 Tranmere Drive**.
Date of Hearing on Thursday February 25, 2021
Date Decision Signed by the Committee March 4, 2021

The hearing commenced at approximately 1:00p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:29p.m.

APPLICATION DETAILS

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

1. 38 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 51 parking spaces in this instance;
2. A rear yard of 4.50m (approx. 14.76ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard of 7.50m (approx. 24.61ft) in this instance;
3. An aisle width of 6.00m (approx. 19.69ft) whereas By-law 0225-2007, as amended, requires a minimum aisle width of 7.00m (approx. 22.97ft) in this instance; and
4. An aisle width abutting the northern parallel parking of 3.00m (approx. 9.84ft) whereas By-law 0225-2007, as amended, requires a minimum aisle width abutting the northern parallel parking of 7.00m (approx. 22.97ft) in this instance.

R. Dickie, agent, attended and presented evidence and comment in support of the application.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated February 17, 2021)
- City of Mississauga, Transportation and Works Department (dated February 17, 2021)
- Region of Peel (dated February 17, 2021)

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: J. Kwast CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

To allow an addition proposing:

1. 38 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 51 parking spaces in this instance;
2. A rear yard of 4.50m whereas By-law 0225-2007, as amended, requires a minimum rear yard of 7.50m in this instance;
3. An aisle width of 6.00m whereas By-law 0225-2007, as amended, requires a minimum aisle width of 7.00m in this instance; and
4. An aisle width abutting the northern parallel parking of 3.00m whereas By-law 0225-2007, as amended, requires a minimum aisle width abutting the northern parallel parking of 7.00m in this instance.

Committee Decision dated at the City of Mississauga on March 4, 2021.

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

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **March 24, 2021**

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 **3047 Kirwin Avenue**.
Date of Hearing on Thursday February 25, 2021
Date Decision Signed by the Committee March 4, 2021

The hearing commenced at approximately 1:00p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:32p.m.

APPLICATION DETAILS

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

1. A lot coverage of 37.16% (189.43sq.m) whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% (179.43sq.m) in this instance;
2. A side yard (northerly) of 1.26m (approx. 4.13ft) whereas Bylaw 0225-2007, as amended, requires a minimum side yard of 1.81m (approx. 5.94ft) in this instance;
3. A side yard (southerly) of 1.14m (approx. 3.74ft) whereas Bylaw 0225-2007, as amended, requires a minimum side yard of 1.81m (approx. 4.13ft) in this instance;
4. A rear yard of 6.53m (approx. 21.42ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard of 7.50 (approx. 24.61ft) in this instance;
5. A rectangular garage area of 2.75m x 6.00m (approx. 9.02ft x 19.69ft) whereas By-law 0225-2007, as amended, requires a minimum rectangular garage area of 7.34m x 5.64m (approx. 24.08ft x 18.50ft) in this instance; and
6. A width of dwelling and garage attachment above grade of 1.63m (approx. 5.48ft) whereas By-law 0225-2007, as amended, requires a minimum width of a dwelling and garage attachment above grade of 5.00m (approx. 16.40ft) in this instance.

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

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated February 17, 2021)
- City of Mississauga, Transportation and Works Department (dated February 17, 2021)
- Region of Peel (dated February 17, 2021)

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. Cook CARRIED

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED:

To allow the construction of an addition proposing:

1. A lot coverage of 37.16% (189.43sq.m) whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% (179.43sq.m) in this instance;
2. A side yard (northerly) of 1.26m whereas Bylaw 0225-2007, as amended, requires a minimum side yard of 1.81m in this instance;
3. A side yard (southerly) of 1.14m whereas Bylaw 0225-2007, as amended, requires a minimum side yard of 1.81m in this instance;
4. A rear yard of 6.53m whereas By-law 0225-2007, as amended, requires a minimum rear yard of 7.50 in this instance;
5. A rectangular garage area of 7.34m x 5.64m whereas By-law 0225-2007, as amended, requires a minimum rectangular garage area of 2.75m x 6.00m in this instance; and
6. A width of dwelling and garage attachment above grade of 1.63m whereas By-law 0225-2007, as amended, requires a minimum width of a dwelling and garage attachment above grade of 5.00m in this instance.

Committee Decision dated at the City of Mississauga on March 4, 2021.

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

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"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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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 **March 24, 2021**

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 **301 Burnhamthorpe Road West**.
Date of Hearing on Thursday February 25, 2021
Date Decision Signed by the Committee March 4, 2021

The hearing commenced at approximately 1:00p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:36p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the construction of an addition proposing 404 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 443 parking spaces in this instance.

T. Sharp, agent, attended and presented evidence and comment in support of the application.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated February 17, 2021)
- City of Mississauga, Transportation and Works Department (dated February 17, 2021)
- City of Mississauga, Community Services Department, Culture Division (dated February 17, 2021)
- Region of Peel (dated February 17, 2021)

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 CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

To allow the construction of an addition proposing 404 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 443 parking spaces in this instance.

Committee Decision dated at the City of Mississauga on March 4, 2021.

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

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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 **March 24, 2021**

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 **6486 Chaumont Crescent**.
Date of Hearing on Thursday February 25, 2021
Date Decision Signed by the Committee March 4, 2021

The hearing commenced at approximately 1:00p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:40p.m.

APPLICATION DETAILS

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

1. A side yard of 0.65m (approx. 2.13ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m (approx. 3.94ft) in this instance; and
2. 2 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 3 parking spaces in this instance.

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

BACKGROUND

On September 17, 2020, A. Golovnia, agent, requested deferral of the application to meet with staff and understand the parking requirements.

The Committee consented to the request and deferred the application to a later date. The Committee also waived the deferral fee.

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated September 14, 2020)
- Region of Peel (dated September 14, 2020)

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated February 17, 2021)
- City of Mississauga, Transportation and Works Department (dated February 17, 2021)
- Region of Peel (dated February 17, 2021)

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 CARRIED

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED:

To allow a basement apartment on the subject property proposing:

1. A side yard of 0.65m measured to below grade stairwell, whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m measured to below grade stairwell, in this instance; and
2. A total of 2 parking spaces for the dwelling and second unit, whereas By-law 0225-2007, as amended, requires a total of 3 parking spaces, in this instance.

Committee Decision dated at the City of Mississauga on March 4, 2021.

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

I certify this is copy of the decision of the Committee's decision given on March 4, 2021

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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please call 905-615-3200 ext. 2408
or email

Committee.Adjustment@mississauga.ca

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **March 24, 2021**

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 **7305 Custer Crescent**.
Date of Hearing on Thursday February 25, 2021
Date Decision Signed by the Committee March 4, 2021

The hearing commenced at approximately 1:00p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:44p.m.

APPLICATION DETAILS

The applicants request the Committee to approve a minor variance to allow the construction of a rear addition on the subject property proposing a rear yard of 6.12m (approx. 20.08ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard of 7.50m (approx. 24.60ft) in this instance.

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

BACKGROUND

On November 12, 2020, P. Ghavidel, agent, attended and requested to defer the application to address staff concerns.

The Committee consented to the request and deferred the application to the February 22nd, 2020 hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated November 4, 2020)
- City of Mississauga, Transportation and Works Department (dated November 4, 2020)
- Region of Peel (dated November 4, 2020)
- A petition of objection was received signed by 7 area residents.
- A letter of objection was received from 1 area resident.
- A letter of support was received from 1 area resident.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated February 17, 2021)
- City of Mississauga, Transportation and Works Department (dated February 17, 2021)
- Region of Peel (dated February 17, 2021)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

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

One area residents appeared before the Committee and expressed support for the application.

One area residents appeared before the Committee and expressed objection 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 six written submissions, two oral submissions and one petition. They have also considered all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and the majority of the members have determined that the application is minor in nature, desirable for the appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law and the Official Plan are maintained.

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

MOVED BY: J. Page CARRIED

The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO CONDITION:

To allow the construction of a rear addition on the subject property proposing a rear yard of 6.12m whereas By-law 0225-2007, as amended, requires a minimum rear yard of 7.50m in this instance.

CONDITION:

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 March 4, 2021.

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

I certify this is copy of the decision of the Committee's decision given on March 4, 2021

"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 **March 24, 2021**

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 **2155 Leanne Boulevard**.
Date of Hearing on Thursday February 25, 2021
Date Decision Signed by the Committee March 4, 2021

The hearing commenced at approximately 1:00p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:00p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow a Personal Service Establishment in Unit 248 of the subject property whereas By-law 0225-2007, as amended, does not permit such a use in this instance.

S. Chaudhry, agent, attended and presented evidence and comment in support of the application.

BACKGROUND

On November 19, 2020, S. Chaudhry, agent, requested to defer the application to meet with staff.

The Committee consented to the request and deferred the application until further notice.

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated November 11, 2020)
- City of Mississauga, Transportation and Works Department (dated November 11, 2020)
- The Ministry of Transportation (dated November 11, 2020)

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated February 17, 2021)
- City of Mississauga, Transportation and Works Department (dated February 17, 2021)
- Region of Peel (dated February 17, 2021)
- The Ministry of Transportation (dated February 17, 2021)

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 Committee discussed the merits of the application.

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: J. Page CARRIED

The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO CONDITION:

To allow a Personal Service Establishment in Unit 248 of the subject property whereas By-law 0225-2007, as amended, does not permit such a use in this instance.

CONDITION:

1. The personal service establishment shall be limited to Gross Floor Area as indicated on the floor plan presented to the Committee.

Committee Decision dated at the City of Mississauga on March 4, 2021.

<u>"S. PATRIZIO"</u> S. PATRIZIO (Chair)	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHAHRUKH"</u> W. SHAHRUKH	<u>"D. KENNEDY"</u> D. KENNEDY
<u>"J. PAGE"</u> J. PAGE	<u>DISSENTED</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 **March 24, 2021**

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.