
Committee of Adjustment

Date: February 25, 2021
Time: 1:00 PM
Location: Online Video Conference

Members	Sebastian Patrizio	(Chair)
	David George	
	John Page	
	David Kennedy	
	Wajeeha Shahrukh	
	David Cook	
	John Kwast	

Staff Present	Shelby Clements
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1. CALL TO ORDER
2. DECLARATION OF CONFLICT OF INTEREST
3. DEFERRALS OR WITHDRAWALS
4. MATTERS TO BE CONSIDERED
- 4.1 B7/21

38 WOODLAWN AVE (WARD 1)

LOC HOANG

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.

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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.

DECISIONS

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

MOVED BY:	D. George	CARRIED
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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.

4.2 B10/21

6967 MARITZ DR (WARD 5)

DERRY TEN LIMITED

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.

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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.

DECISIONS

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

MOVED BY:	W. Shahrukh	CARRIED
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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.

4.3 B11/21

955 HALLIDAY AVE (WARD 1)

BOHDAN VYSHNEVETSKYY & NATALIYA VYSHNEVETSKA

On February 25, 2021, O. Stoyanovskyy, agent, attended and requested to defer the application to address the potential need for variances.

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

4.4 A46/21

3146 MERRITT AVE (WARD 5)

NIMMI & VALIBHAI PATEL

On February 25, 2021, P. Pimentel, agent, requested to defer the application to work with staff in potentially redesigning the dwelling.

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

4.5 A47/21

2506 VINELAND RD (WARD 2)

JASON & CELINA MELO

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.

DECISIONS

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

MOVED BY:	J. Page	CARRIED
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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.

4.6 A49/21

2540 WINDWOOD DR (WARD 9)

YIN, JIANMEI & SHEN, BIN

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.

DECISIONS

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

MOVED BY:	D. Cook	CARRIED
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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.

4.7 A50/21

6808 LOGANBERRY CRT (WARD 11)

KORHAN ERENBEN & CIDY TABA

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.

DECISIONS

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

MOVED BY:	J. Page	CARRIED
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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.

4.8 A51/21

86 DUNDAS ST E (WARD 7)

MISSISSAUGA I GP INC

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.

DECISIONS

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

MOVED BY:	W. Shahrukh	CARRIED
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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.

4.9 A52/21

7170 TRANMERE DR (WARD 5)

2240990 ONTARIO INC

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.

DECISIONS

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

MOVED BY:	J. Kwast	CARRIED
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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.

4.10 A53/21

4120 UXBRIDGE LANE (WARD 3)

IZYDOR, SZYMON & FIK-IZYDOR, MARIOLA

On February 25, 2021, I. Morson, agent, requested to defer the application to meet with staff.

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

4.11 A55/21

3047 KIRWIN AVE (WARD 7)

MOUTINHO FRANCISCO, AND PARDINHA KARINA

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.

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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.

DECISIONS

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

MOVED BY:	D. Cook	CARRIED
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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.

4.12 A61/21

301 BURNHAMTHORPE RD W (WARD 4)

CITY OF MISSISSAUGA

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.

DECISIONS

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

MOVED BY:	D. George	CARRIED
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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.

4.13 A290/20

6486 CHAUMONT CRES (WARD 9)

ARTA MARA

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.

DECISIONS

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

MOVED BY:	D. George	CARRIED
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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.

4.14 A354/20

7305 CUSTER CRES (WARD 5)

YARDELY & LISA LIONEL

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.

DECISIONS

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

MOVED BY:	J. Page	CARRIED
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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.

4.15 A377/20

2155 LEANNE BLVD (WARD 2)

PRIME REAL ESTATE GROUP INC

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.

DECISIONS

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

MOVED BY:	J. Page	CARRIED
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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.

5. **OTHER BUSINESS**

6. **ADJOURNMENT**