

COMMITTEE OF ADJUSTMENT RESULTS



Location: VIRTUAL HEARING
Hearing: March 4, 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-12/21	MICHAEL COCORAN	41 BROADVIEW AVE	1	Approved (AC)
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NEW APPLICATIONS (MINOR VARIANCE)

A-30/21	BEGANYI LADISLAV & NATASHA SHARMA	1047 OGDEN AVE	1	Approved
A-54/21	UDOVIC, BARBARA & DOUGLAS, JONATHAN	1424 LEDA AVE	1	Approved (AA, ACP)
A-56/21	D'URSO THERESA LOUISE	1821 FEATHERSTON DR	8	Approved (AA)
A-57/21	HM ROYALTY GROUP OF COMPANIES INC	6880 SECOND LINE WEST	11	Deferred
A-59/21	PATRICK HASS	2271 FIFTH LINE WEST	2	Approved (AT)
A-60/21	DROZD & KRISTINA WOJCIECH, AND CHRISTOPHER PALERMO	2344 KENBARB RD	7	Approved
A-62/21	KARTHIK RADHAKRISHNAN & PARIMALA RAMAMOORTHY	851 GENOVESE PL	6	Approved
A-63/21	VARINDER SINGH & KIRANPREET KAUR KANDOLA	20 HARROW ST	5	Deferred
A-64/21	CNT DEVELOPERS INC.	385 TRADERS BLVD E	5	Approved (AA)
A-65/21	AHMED GULNAZ & TABASSUM NAZLI	1562 PINETREE CRES	1	Approved (AA)
A-66/21	PETER SABATA	87 VISTA DR	11	Refused

DEFERRED FILES (MINOR VARIANCE)

A-220/20 A-221/20	JESSE MACEDO	10-A & 10-B PINE AVE N	1	Approved (AIP)
A-364/20	2547101 ONTARIO INC	80-82 LAKESHORE RD E	1	Approved (AT)
A-413/20	EDENSHAW ANN DEVELOPMENTS LTD	28 ANN ST	1	Deferred

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 **41 Broadview Avenue**.
Date of Hearing on Thursday March 4, 2021
Date Decision Signed by the Committee March 11, 2021

The hearing commenced at approximately 1:02p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:04p.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 8.20m (26.90ft) and an area of approximately 501.00sq.m (5392.72sq.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 24, 2021)
- City of Mississauga, Transportation and Works Department (dated February 24, 2021)
- City of Mississauga, Community Services Department, Park Planning (dated February 24, 2021)
- Region of Peel (dated February 24, 2021)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

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

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

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

The Applicant agreed with the conditions requested by city and agency staff/The applicant asked Committee to amend the conditions requested by city and agency staff as follows:

DECISION

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

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 8.20m and an area of approximately 501.00sq.m.

Committee Decision dated at the City of Mississauga on March 11, 2021

<u>"S. PATRIZIO"</u> S. PATRIZIO (CHAIR)	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHAHRUKH"</u> W. SHAHRUKH	<u>ABSENT</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 11, 2021

"D. RUSNOV"

DIANA RUSNOV – CITY – CLERK

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 12, 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 **April 1, 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 12, 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 24, 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 24, 2021.

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

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. The applicant will be required to

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

apply for Access Modification Permits prior to Site Plan Approval and/or Building Permit Issuance. 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 300mm Dia. Storm sewer located on Broadview 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.

City of Mississauga Forestry Staff have attended the site and identified the following City owned tree within the municipal boulevard:

- Amur Maple – Good Condition

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

1. The applicant shall ensure that future driveways do not impact or require the removal of the above noted tree.
2. The applicant shall provide tree protection securities in the amount of \$723.93 for the preservation of the municipal tree.
3. The applicant shall provide a cash contribution of \$607.12 for planting of one (1) street trees on Broadview 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.

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

2. The applicant shall provide frame tree hoarding at the dripline of the above noted tree prior to any construction to the satisfaction of City of Mississauga Forestry Staff. Please call Ryan Cormier at 905-615-3200 ext. 4580 to arrange a hoarding inspection.
3. 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

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 **1047 Ogden Avenue**.
Date of Hearing on Thursday March 4, 2021
Date Decision Signed by the Committee March 11, 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 1:11p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the construction of a detached garage proposing:

1. A lot coverage of 44.90% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% in this instance;
2. A rear yard measured to a garage of 0.30m (approx. 0.98ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard measured to a garage of 0.61m (approx. 2.00ft) in this instance;
3. A side yard of 3.10m (approx. 10.17ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 6.00m (approx. 19.68ft) in this instance; and
4. A setback measured to the face of the garage of 3.10m (approx. 10.17ft) whereas By-law 0225-2007, as amended, requires a minimum setback measured to the face of the garage of 6.00m (approx. 19.68ft) in this instance.

E. Heydon, 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 24, 2021)
- City of Mississauga, Transportation and Works Department (dated February 24, 2021)
- Region of Peel (dated February 24, 2021)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

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

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

DECISION

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

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

MOVED BY: J. Page CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

To allow the construction of a detached garage proposing:

1. A lot coverage of 44.90% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% in this instance;
2. A rear yard measured to a garage of 0.30m whereas By-law 0225-2007, as amended, requires a minimum rear yard measured to a garage of 0.61m in this instance;
3. A side yard of 3.10m whereas By-law 0225-2007, as amended, whereas By-law 0225-2007, as amended, requires a minimum side yard of 6.00m in this instance; and
4. A setback measured to the face of the garage of 3.10m whereas By-law 0225-2007, as amended, requires a minimum setback measured to the face of the garage of 6.00m in this instance.

Committee Decision dated at the City of Mississauga on March 11, 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 11, 2021

"D. RUSNOV"

DIANA RUSNOV - CITY - CLERK

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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 31, 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 **1424 Leda Avenue**.
Date of Hearing on Thursday March 4, 2021
Date Decision Signed by the Committee March 11, 2021

The hearing commenced at approximately 1:02p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:15p.m.

APPLICATION DETAILS

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

1. A walkway attachment of 2.43m (approx. 7.97ft) whereas By-law 0225-2007, as amended, permits a maximum walkway attachment of 1.50m (approx. 4.92ft) in this instance;
2. A driveway setback (existing) measured to a property line of 0.30m (approx. 0.98ft) whereas By-law 0225-2007, as amended, requires a minimum driveway setback measured to a property line of 0.60m (approx. 1.98ft) in this instance;
3. A driveway width of 6.04m (approx. 19.82ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.69ft) in this instance;
4. An interior side yard (northerly) of 1.23m (approx. 4.04ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 1.81m (approx. 5.94ft) in this instance;
5. A setback measured to an A/C unit (northerly) of 0.41m (approx. 1.35ft) whereas By-law 0225-2007, as amended, requires a minimum setback measured to an A/C unit of 0.61m (approx. 2.00ft) in this instance;
6. An interior side yard (southerly) of 1.22m (approx. 4.00ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 1.81m (approx. 5.94ft) in this instance;
7. A combined width of side yards measured to the second storey of 2.43m (approx. 7.97ft) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards measured to the second storey of 3.80m (approx. 12.47ft) in this instance;
8. A setback measured from hard surface pool decking to the property line of 0.26m (approx. 0.85ft) whereas By-law 0225-2007, as amended, requires a minimum setback measured from hard surface pool decking to the property line of 0.61m (approx. 2.00ft) in this instance;
9. A setback measured from a hard surface patio stone path (northerly) to the property line of 0.24m (approx. 0.78ft) whereas By-law 0225-2007, as amended, require a minimum setback measured from a hard surface patio stone path to the property line of 0.61m (approx. 2.00ft) in this instance;
10. A setback measured from a hard surface to a concrete path (southerly) to the property line of 0.30m (approx. 0.98ft) whereas By-law 0225-2007, as amended, require a minimum setback measured from a hard surface concrete path to the property line of 0.61m (approx. 2.00ft) in this instance;
11. A building height measured to the highest ridge of 9.25m (approx. 30.35ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured to the highest ridge of 9.00m (approx. 29.53ft) in this instance;

12. A building height measured to a flat roof of 8.02m (approx. 26.31ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured to a flat roof of 7.50m (approx. 24.61ft) in this instance; and
13. A building height measured to the eaves of 7.70m (approx. 25.26ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured to the eaves of 6.40m (approx. 21.00ft) in this instance.

S. Mathno, 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 24, 2021)
- City of Mississauga, Transportation and Works Department (dated February 24, 2021)
- Region of Peel (dated February 24, 2021)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- A memorandum was received from Ward Councillor Dasko expressing support for neighbourhoods concerns.
- Correspondence was received from six area resident expressing objections for the subject application.
- A petition of no objection signed by 5 area residents was received through the applicant.

Four area residents appeared before the Committee and objected the application.

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

DECISION

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

Committee has taken into consideration, on balance, any and all submissions made before its decision including seven written submissions, four 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 AS AMENDED SUBJECT TO CONDITIONS:

To allow the construction of an addition proposing:

1. A walkway attachment of 2.43m whereas By-law 0225-2007, as amended, permits a maximum walkway attachment of 1.50m in this instance;
2. A driveway setback (existing) measured to a property line of 0.30m whereas By-law 0225-2007, as amended, requires a minimum driveway setback measured to a property line of 0.60m in this instance;
3. A driveway width of 6.04m whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m in this instance;
4. An interior side yard (northerly) of 1.21m; whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 1.81m measured to the second storey in this instance;
5. A setback measured to an A/C unit (northerly) of 0.41m whereas By-law 0225-2007, as amended, requires a minimum setback measured to an A/C unit of 0.61m in this instance;
6. An interior side yard (southerly) of 1.22m whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 1.81m in this instance;
7. A combined width of side yards of 2.43m; whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards measured of 3.80m in this instance;
8. A setback measured from hard surface pool decking to the property line of 0.26m whereas By-law 0225-2007, as amended, requires a minimum setback measured from hard surface pool decking to the property line of 0.61m in this instance;
9. A setback measured from a hard surface patio stone path (northerly) to the property line of 0.24m whereas By-law 0225-2007, as amended, require a minimum setback measured from a hard surface patio stone path to the property line of 0.61m in this instance;
10. A setback measured from a hard surface to a concrete path (southerly) to the property line of 0.30m (approx. 0.98ft) whereas By-law 0225-2007, as amended, require a minimum setback measured from a hard surface concrete path to the property line of 0.61m in this instance;
11. A building height measured to the highest ridge of 9.25m whereas By-law 0225-2007, as amended, permits a maximum building height measured to the highest ridge of 9.00m in this instance;
12. A building height measured to a flat roof of 8.02m whereas By-law 0225-2007, as amended, permits a maximum building height measured to a flat roof of 7.50m in this instance; and
13. A building height measured to the eaves of 7.70m whereas By-law 0225-2007, as amended, permits a maximum building height measured to the eaves of 6.40m 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 11, 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 11, 2021

"D. RUSNOV"

DIANA RUSNOV - CITY - CLERK

For a signed copy of this document
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or email

Committee.Adjustment@mississauga.ca

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **March 31, 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 **1821 Featherston Drive**.
Date of Hearing on Thursday March 4, 2021
Date Decision Signed by the Committee March 11, 2021

The hearing commenced at approximately 1:02p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:38.

APPLICATION DETAILS

The applicant request the Committee to approve a minor variance to allow the construction of a new house proposing:

1. A lot coverage of 39.27% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25.00% in this instance;
2. A side yard (westerly) measured to the eaves of 2.25m (approx. 7.38ft) whereas By-law 0225-2007, as amended, requires a minimum side yard (westerly) measured to the eaves of 3.75m (approx. 12.30ft) in this instance;
3. A side yard (westerly) of 2.86m (approx. 9.38ft) whereas By-law 0225-2007, as amended, requires a minimum side yard (westerly) of 4.20m (approx. 13.78ft) in this instance;
4. A side yard (easterly) measured to the eaves of 1.21m (approx. 3.97ft) whereas By-law 0225-2007, as amended, requires a minimum side yard (easterly) measured to the eaves of 1.35m (approx. 4.43ft) in this instance; and
5. A garage floor area of 233.94sq.m (approx. 2518.11sq.ft) whereas By-law 0225-2007, as amended, requires a minimum garage floor area of 75.00sq.m (approx. 807.29sq.ft) in this instance.

G. Di Giambattista, 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 24, 2021)
- City of Mississauga, Transportation and Works Department (dated February 24, 2021)
- Region of Peel (dated February 24, 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 a new house proposing:

1. A lot coverage of 39.27% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25.00% in this instance;
2. A side yard (westerly) measured to the eaves of 2.25m whereas By-law 0225-2007, as amended, requires a minimum side yard (westerly) measured to the eaves of 3.75m in this instance;
3. A side yard (westerly) of 2.86m whereas By-law 0225-2007, as amended, requires a minimum side yard (westerly) of 4.20m in this instance;
4. A side yard (easterly) measured to the eaves of 1.21m whereas By-law 0225-2007, as amended, requires a minimum side yard (easterly) measured to the eaves of 1.35m in this instance;
5. A garage floor area of 233.94sq.m whereas By-law 0225-2007, as amended, requires a minimum garage floor area of 75.00sq.m in this instance; and
6. A building height measured the midpoint of the highest ridge of the roof of 10.75m whereas By-law 0225-2007, as amended, permits a maximum building height measured to the midpoint of the highest ridge of the roof of 10.70m in this instance.

Committee Decision dated at the City of Mississauga on March 11, 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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"D. RUSNOV"

DIANA RUSNOV – CITY – CLERK

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



File: "A" 56/21
WARD 8

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 31, 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 **2271 Fifth Line West**.
Date of Hearing on Thursday March 4, 2021
Date Decision Signed by the Committee March 11, 2021

The hearing commenced at approximately 1:02p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:50p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance on the severed lands of B36/20 to allow the existing garage and shed to remain whereas By-law 0225-2007, does not permit the existing garage and shed to remain in this instance.

D. Acimovic, 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 24, 2021)
- City of Mississauga, Transportation and Works Department (dated February 24, 2021)
- Region of Peel (dated February 24, 2021)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from one area resident expressing concerns 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 FOR A TEMPORARY PERIOD OF 2 YEARS (approval will lapse on March 31, 2023):

To approve a minor variance on the severed lands of B36/20 to allow the existing garage and shed to remain whereas By-law 0225-2007, does not permit the existing garage and shed to remain in this instance.

Committee Decision dated at the City of Mississauga on March 11, 2021.

<u>"S. PATRIZIO"</u> S. PATRIZIO (Chair)	<u>ABSENT</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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"D. RUSNOV"

DIANA RUSNOV

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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 31, 2021**

NOTES:

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

Decision of the Mississauga Committee of Adjustment under
Section 45(1) OR (2) of The Planning Act R.S.O. 1990, c.P.13, as amended.
Application for the property located at **2344 Kenbarb Road**.
Date of Hearing on Thursday March 4, 2021
Date Decision Signed by the Committee March 11, 2021

The hearing commenced at approximately 1:02p.m.

No Member declared a pecuniary interest for this application.

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

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the construction of a basement entrance proposing:

1. A stairwell to facilitate a below grade entrance in the front yard whereas By-law 0225-2007, as amended, does not permit a stairwell to facilitate a below grade entrance in the front yard in this instance; and
2. A pedestrian entrance facing a street to facilitate a second unit whereas By-law 0225-2007, as amended, does not permit a pedestrian entrance facing a street to facilitate a second unit in this instance.

B. Corej, 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 24, 2021)
- City of Mississauga, Transportation and Works Department (dated February 24, 2021)
- Region of Peel (dated February 24, 2021)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from one area resident expressing objection 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. Kwast CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

To allow the construction of a basement entrance proposing:

1. A stairwell to facilitate a below grade entrance in the front yard whereas By-law 0225-2007, as amended, does not permit a stairwell to facilitate a below grade entrance in the front yard in this instance; and
2. A pedestrian entrance facing a street to facilitate a second unit whereas By-law 0225-2007, as amended, does not permit a pedestrian entrance facing a street to facilitate a second unit in this instance.

Committee Decision dated at the City of Mississauga on March 11, 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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"D. RUSNOV"

DIANA RUSNOV – CITY – CLERK

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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 31, 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 **851 Genovese Place**.
Date of Hearing on Thursday March 4, 2021
Date Decision Signed by the Committee March 11, 2021

The hearing commenced at approximately 1:02p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:59p.m.

APPLICATION DETAILS

The applicants request the Committee to approve a minor variance to allow the construction of a below grade entrance in an exterior side yard whereas By-law 0225-2007, as amended, does not allow a below grade entrance in an exterior side yard in this instance.

T. Rai, 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 24, 2021)
- City of Mississauga, Transportation and Works Department (dated February 24, 2021)
- Region of Peel (dated February 24, 2021)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from one area resident expressing concerns 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: D. George CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

To allow the construction of a below grade entrance in an exterior side yard whereas By-law 0225-2007, as amended, does not allow a below grade entrance in an exterior side yard in this instance.

Committee Decision dated at the City of Mississauga on March 11, 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 31, 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 **385 Traders Boulevard East**.
Date of Hearing on Thursday March 4, 2021
Date Decision Signed by the Committee March 11, 2021

The hearing commenced at approximately 1:02p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:03p.m.

APPLICATION DETAILS

The applicant requests the Committee to allow the construction of an addition proposing a side yard of 3.40m (approx. 11.15ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 4.50m (approx. 14.76ft) in this instance.

J. Benczkowski, 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 24, 2021)
- City of Mississauga, Transportation and Works Department (dated February 24, 2021)
- Region of Peel (dated February 24, 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: W. Shahrukh CARRIED

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED:

To allow the construction of an addition proposing:

1. A side yard of 3.06m whereas By-law 0225-2007, as amended, requires a minimum side yard of 4.50m in this instance.
2. A reduced landscape buffer of 3.06 whereas Bylaw0225-2007, as amended, requires a minimum landscape buffer of 4.50m.

Committee Decision dated at the City of Mississauga on March 11, 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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DIANA RUSNOV – CITY – CLERK

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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 31, 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 **1562 Pinetree Crescent**.
Date of Hearing on Thursday March 4, 2021
Date Decision Signed by the Committee March 11, 2021

The hearing commenced at approximately 1:02p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:07p.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 31% (344.43sq.m) whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25.00% (277.05sq.m) in this instance;
2. A gross floor area of 490.81sq.m (approx.. 5,283.03sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 411.64sq.m (approx.. 4,430.86sq.ft) in this instance;
3. An eave encroachment in the side yard of 0.66m (approx. 2.17ft) whereas By-law 0225-2007, as amended, permits a maximum eave encroachment of 0.45m (approx. 1.47ft) in this instance;
4. A building height measured to the eaves of 8.83m (approx. 28.97ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured to the eaves of 6.40m (approx. 21.00ft) in this instance;
5. A building height measured to the height of the highest ridge of 10.82m (approx. 35.50ft) whereas By-law 0225-2007, as amended, permits a maximum building heights to the highest ridge of 9.50m (approx. 31.17ft) in this instance;
6. A combined side yard width of 6.24m (approx. 20.47ft) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 7.09m (approx. 23.26ft) in this instance;
7. A side yard measured to the second storey of 1.88m (approx. 6.17ft) whereas By-law 0225-2007, as amended, requires a minimum side yard measured to the second storey of 2.41m (approx. 7.91ft) in this instance;
8. A side yard measured to the first storey of 1.43m (approx. 4.69ft) whereas By-law 0225-2007, as amended, requires a minimum side yard measured to the first storey of 1.81m (approx. 5.94ft) in this instance; and
9. 2 kitchens whereas By-law 0225-2007, as amended, permits a maximum of 1 kitchen in this instance.

S. West, 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 24, 2021)

- City of Mississauga, Transportation and Works Department (dated February 24, 2021)
- Region of Peel (dated February 24, 2021)
- Credit Valley Conservation (dated February 24, 2021)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

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

Four area residents appeared before the Committee and objected the application.

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

DECISION

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

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

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

MOVED BY: J. Page CARRIED

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITIONS:

To allow the construction of an addition proposing:

1. A lot coverage of 31% (344.43sq.m) whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25.00% (277.05sq.m) in this instance;
2. A proposed Gross Floor Area – Infill Residential of 490.81m² proposed, whereas By-law 0225-2007, as amended, permits a maximum Gross Floor Area – Infill Residential of 411.64m² in this instance;
3. An eave encroachment in the side yard of 0.66m whereas By-law 0225-2007, as amended, permits a maximum eave encroachment of 0.45m in this instance;
4. A building height measured to the eaves of 8.83m whereas By-law 0225-2007, as amended, permits a maximum building height measured to the eaves of 6.40m in this instance;
5. A building height measured to the height of the highest ridge of 10.82m whereas By-law 0225-2007, as amended, permits a maximum building heights to the highest ridge of 9.50m in this instance;
6. A combined side yard width of 6.24m whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 7.09m in this instance;
7. A side yard measured to the second storey of 1.88m whereas By-law 0225-2007, as amended, requires a minimum side yard measured to the second storey of 2.41m in this instance;
8. A side yard measured to the first storey of 1.43m whereas By-law 0225-2007, as amended, requires a minimum side yard measured to the first storey of 1.81m in this instance; and
9. 2 kitchens whereas By-law 0225-2007, as amended, permits a maximum of 1 kitchen in this instance.

CONDITION(S):

1. Construction related to this variance shall be in general conformance with the plans approved by the Committee.
2. The applicant shall providing screening by way of frosted glass on the second floor rear windows that face neighbouring properties. The frosted glass screening shall be 6ft in height.

Committee Decision dated at the City of Mississauga on March 11, 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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"D. RUSNOV"

DIANA RUSNOV – CITY – CLERK

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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 31, 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 **87 Vista Drive**.
Date of Hearing on Thursday March 4, 2021
Date Decision Signed by the Committee March 11, 2021

The hearing commenced at approximately 1:02p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:47p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow a height of an accessory structure (shed/play structure) of 4.00m (approx. 13.12ft) whereas By-law 0225-2007, as amended, permits a maximum height of an accessory structure of 3.00m (approx. 9.84ft) in this instance.

P. Sabata, 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 24, 2021)
- City of Mississauga, Transportation and Works Department (dated February 24, 2021)
- Region of Peel (dated February 24, 2021)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

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

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

DECISION

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

Committee has taken into consideration, on balance, any and all submissions made before its decision including two written submissions. They have also considered all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and the majority of the members have determined that the application **is not** minor in nature, **is not** 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 not** maintained.

Accordingly, the Committee resolves to refuse the request.

MOVED BY: J. Page CARRIED

The Decision of the Committee is:

APPLICATION REFUSED:

To allow a height of an accessory structure (shed/play structure) of 4.00m whereas By-law 0225-2007, as amended, permits a maximum height of an accessory structure of 3.00m in this instance.

Committee Decision dated at the City of Mississauga on March 11, 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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"D. RUSNOV"

DIANA RUSNOV – CITY – CLERK

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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 31, 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 **10A Pine Avenue North**.
Date of Hearing on Thursday March 4, 2021
Date Decision Signed by the Committee March 11, 2021

The hearing commenced at approximately 1:02p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:55p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the construction of a new dwelling on 10-A Pine Avenue North proposing:

1. A building height measured to the top of the roof of 9.11m (approx. 29.89ft) whereas By-law 0225-2007 as amended, permits a maximum building height measured to the top of the roof of 7.50m (approx. 24.61ft) in this instance;
2. A building height measured to the eaves of 6.95m (approx. 22.80ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured to the eaves of 6.40m (approx. 21.00ft) in this instance;
3. A side yard measured to a balcony of 0.80m (approx. 2.62ft) whereas By-law 0225-2007, as amended, requires a minimum side yard measured to a balcony of 1.20m (approx. 3.94ft) in the instance; and
4. A side yard measured to a basement entrance stairwell of 0.00m whereas By-law 0225-2007, as amended, requires a minimum side yard measured to a basement entrance stairwell of 1.20m (approx. 3.94ft) in this instance.

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

BACKGROUND

On August 18, 2020, M. Vieira, agent, attended and requested to defer the application to address staff and neighbour concerns.

The Committee consented to the request and deferred the application.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated August 12, 2020)
- City of Mississauga, Transportation and Works Department (dated August 12, 2020)
- Region of Peel (dated August 12, 2020)
- Letters of objection were received from three area residents.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated February 24, 2021)
- City of Mississauga, Transportation and Works Department (dated February 24, 2021)
- Region of Peel (dated February 24, 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.

DECISION

Committee has taken into consideration, on balance, any and all submissions made before its decision including four 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 only variance(s) 3, and 4 were minor in nature, desirable for the appropriate development on the subject property, and maintain the general intent and purpose of the Zoning By-law and the Official Plan.

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

MOVED BY: J. Page CARRIED

The Decision of the Committee is:

APPLICATION APPROVED IN PART:

To allow the construction of a new dwelling on 10-A Pine Avenue North proposing:

1. A side yard measured to a balcony of 0.80m whereas By-law 0225-2007, as amended, requires a minimum side yard measured to a balcony of 1.20m in the instance; and
2. A side yard measured to a basement entrance stairwell of 0.00m whereas By-law 0225-2007, as amended, requires a minimum side yard measured to a basement entrance stairwell of 1.20m in this instance.

Committee Decision dated at the City of Mississauga on March 11, 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 11, 2021

"D. RUSNOV"

DIANA RUSNOV – CITY CLERK

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or email

Committee.Adjustment@mississauga.ca

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **March 31, 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 **10B Pine Avenue North**.
Date of Hearing on Thursday March 4, 2021
Date Decision Signed by the Committee March 11, 2021

The hearing commenced at approximately 1:02p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:55p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the construction of a new dwelling on 10-B Pine Avenue North proposing:

1. A building height measured to the top of the roof of 9.11m (approx. 29.89ft) whereas By-law 0225-2007 as amended, permits a maximum building height measured to the top of the roof of 7.50m (approx. 24.61ft) in this instance;
2. A building height measured to the eaves of 6.95m (approx. 22.80ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured to the eaves of 6.40m (approx. 21.00ft) in this instance;
3. A side yard measured to a balcony of 0.80m (approx. 2.62ft) whereas By-law 0225-2007, as amended, requires a minimum side yard measured to a balcony of 1.20m (approx. 3.94ft) in the instance; and
4. A side yard measured to a basement entrance stairwell of 0.00m whereas By-law 0225-2007, as amended, requires a minimum side yard measured to a basement entrance stairwell of 1.20m (approx. 3.94ft) in this instance.

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

BACKGROUND

On August 18, 2020, M. Vieira, agent, attended and requested to defer the application to address staff and neighbour concerns.

The Committee consented to the request and deferred the application.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated August 12, 2020)
- City of Mississauga, Transportation and Works Department (dated August 12, 2020)
- Region of Peel (dated August 12, 2020)
- Letters of objection were received from three area residents.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated February 24, 2021)
- City of Mississauga, Transportation and Works Department (dated February 24, 2021)
- Region of Peel (dated February 24, 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.

DECISION

Committee has taken into consideration, on balance, any and all submissions made before its decision including four 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 only variance(s) 3, and 4 were minor in nature, desirable for the appropriate development on the subject property, and maintain the general intent and purpose of the Zoning By-law and the Official Plan.

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

MOVED BY: J. Page CARRIED

The Decision of the Committee is:

APPLICATION APPROVED IN PART:

To allow the construction of a new dwelling on 10-B Pine Avenue North proposing:

1. A side yard measured to a balcony of 0.80m whereas By-law 0225-2007, as amended, requires a minimum side yard measured to a balcony of 1.20m in the instance; and
2. A side yard measured to a basement entrance stairwell of 0.00m whereas By-law 0225-2007, as amended, requires a minimum side yard measured to a basement entrance stairwell of 1.20m in this instance.

Committee Decision dated at the City of Mississauga on March 11, 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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"D. RUSNOV"

DIANA RUSNOV – CITY – CLERK

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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 31, 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 **80-82 Lakeshore Road East**.
Date of Hearing on Thursday March 4, 2021
Date Decision Signed by the Committee March 11, 2021

The hearing commenced at approximately 1:02p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 3:05p.m.

APPLICATION DETAILS

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

1. 3 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 33 parking spaces in this instance;
2. 0 accessible parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 2 accessible parking spaces in this instance;
3. An aisle width of 4.00m (approx. 13.12ft) whereas By-law 0225-2007, as amended, requires a minimum aisle width of 7.00m (approx. 22.97ft) in this instance;
4. A restaurant use within 60.00m (approx. 196.85ft) of a Residential Zone whereas By-law 0225-2007, as amended, requires a minimum setback measured to Residential Zone of 60.00m (approx. 196.85ft) in this instance; and
5. A parking stall size of 2.6m x 4.6m (approx. 8.5ft x 15.1ft) whereas By-law 0225-2007, as amended, requires a minimum parking stall size of 2.6m x 5.2m (approx. 8.5ft x 17.1ft) in this instance.

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

BACKGROUND

On November 12, 2020, N. Dell, agent, attended and requested to defer in order to make amendments to the application.

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

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)

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated February 24, 2021)
- City of Mississauga, Transportation and Works Department (dated February 24, 2021)

- Region of Peel (dated February 24, 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. Cook CARRIED

The Decision of the Committee is:

APPLICATION APPROVED FOR A TEMPORARY PERIOD OF 5 YEARS (approval will lapse on March 31, 2026):

To allow a restaurant proposing:

1. 3 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 33 parking spaces in this instance;
2. 0 accessible parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 2 accessible parking spaces in this instance;
3. An aisle width of 4.00m whereas By-law 0225-2007, as amended, requires a minimum aisle width of 7.00m in this instance;
4. A restaurant use within 60.00m of a Residential Zone whereas By-law 0225-2007, as amended, requires a minimum setback measured to Residential Zone of 60.00m in this instance; and
5. A parking stall size of 2.6m x 4.6m whereas By-law 0225-2007, as amended, requires a minimum parking stall size of 2.6m x 5.2m in this instance.

Committee Decision dated at the City of Mississauga on March 11, 2021.

<u>"S. PATRIZIO"</u> S. PATRIZIO (Chair)	<u>DISSENTED</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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"D. RUSNOV"

DIANA RUSNOV – CITY – CLERK

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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 31, 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.