

**Location: VIRTUAL HEARING**  
**Hearing: MARCH 11, 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-13/21 A-77/21 A-78/21	PANCHAK MYKOLA	1474 HAIG BLVD	1	Deferred
B-14/21 A-79/21 A-80/21	STEWART DWAYNE PAUL, STEWART- JOHNSON PIA	3013 & 3015 MORNING STAR DR	5	Approved (AC)

**NEW APPLICATIONS (MINOR VARIANCE)**

A-48/21	VAN ROMPU JOHN & CARR LYNN	3183 FOLKWAY DR	8	Approved (AA)
A-58/21	DOMINIC & CHRISTINE MAZZONE	1393 BRACKENCREST RD	1	Approved
A-69/21	ANGELO ACETO AND RITA BELLISSIMO	2689 HOLLINGTON CRES	2	Approved
A-70/21	KANEFF GROUP OF COMPANIES	3575 KANEFF CRES	4	Approved (AT)
A-71/21	HARBHAJAN SINGH & BALJEET KAUR GREWAL	7654 REDSTONE RD	5	Deferred
A-72/21	2761343 ONTARIO INC	3450 SEMENYK CRT	6	Deferred
A-73/21	ZUBDA NADEEM	5599 CORTINA CRES	5	Deferred
A-74/21	PEARSON CORPORATE CENTRE GP INC.	2360 DIXIE RD	1	Approved (AA, ACP)
A-75/21	JASON PROPERTIES INC	349 RATHBURN RD W	4	Approved (AC, ACP)
A-76/21	JIM LUCAS & TINA PATTERSON	2001 HINDHEAD RD	2	Approved
A-81/21	RISHI, SANJEEV & RISHI, ANURADHA	6839 EARLY SETTLER ROW	1 1	Approved (ACP)

**DEFERRED FILES (MINOR VARIANCE)**

A-149/20	SUSAN DIMPFLMEIER	1303 TECUMSEH PARK DR	2	Deferred
A-3/21	SURJIT SEKHEN & AMARJIT GILL	3102 BONAVENTURE DR	5	Approved

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 **3013 & 3015 Morning Star Drive**.  
Date of Hearing on Thursday |March 11, 2021|  
Date Decision Signed by the Committee |March 18, 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 1:03p.m.

### **APPLICATION DETAILS**

The applicant requests the approval of the Committee to sever a parcel of land for the creation of a new lot (formerly merged on title). The parcel has a frontage of approximately 9.91m (32.51ft) and an area of approximately 334.21sq.m (3597.41sq.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 March 3, 2021)
- City of Mississauga, Transportation and Works Department (dated March 3, 2021)
- Region of Peel (dated March 3, 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: D. George

The Decision of the Committee is:

**APPLICATION APPROVED ON CONDITIONS AND AS STATED IN APPENDIX A:**

To sever a parcel of land for the creation of a new lot. The parcel has a frontage of approximately 9.91m and an area of approximately 334.21sq.m.

**CONDITIONS:**

1. The variance application approved under File(s) A79.21 & A80.21 must be finalized

Committee Decision dated at the City of Mississauga on March 18, 2021

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

I certify this is copy of the decision of the Committee's decision given on March 18, 2021

"D. RUSNOV"

DIANA RUSNOV – CITY – CLERK

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or email

[Committee.Adjustment@mississauga.ca](mailto:Committee.Adjustment@mississauga.ca)

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

Date of Mailing: March 19, 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 8, 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 19, 2022

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

## 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.

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 **3013 & 3015 Morning Star Drive.**  
Date of Hearing on Thursday March 11, 2021  
Date Decision Signed by the Committee March 18, 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 1:03p.m.

### **APPLICATION DETAILS**

A minor variance is requested for the retained lands of application B14/21 and to allow an existing accessory structure and garage proposing:

1. A side yard measured to an accessory structure (shed) of 0.59m (approx. 1.94ft) whereas By-law 0225-2007, as amended, requires a minimum side yard measured to an accessory structure of 0.61m (approx. 2.00ft) in this instance;
2. A rear yard measured to an accessory structure (shed) of 0.53m (approx. 1.74ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard measured to an accessory structure of 0.61m (approx. 2.00ft) in this instance; and
3. A side yard measured to a garage of 0.84m (approx. 2.76ft) whereas By-law 0225-2007, as amended, requires a minimum side yard measured to a garage of 1.20m (approx. 3.94ft) in this instance.

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 March 3, 2021)
- City of Mississauga, Transportation and Works Department (dated March 3, 2021)
- Region of Peel (dated March 3, 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 SUBJECT TO CONDITIONS:**

To allow an existing accessory structure and garage proposing:

1. A side yard measured to an accessory structure (shed) of 0.59m whereas By-law 0225-2007, as amended, requires a minimum side yard measured to an accessory structure of 0.61m in this instance;
2. A rear yard measured to an accessory structure (shed) of 0.53m whereas By-law 0225-2007, as amended, requires a minimum rear yard measured to an accessory structure of 0.61m in this instance; and
3. A side yard measured to a garage of 0.84m whereas By-law 0225-2007, as amended, requires a minimum side yard measured to a garage of 1.20m in this instance.

**CONDITION(S):**

1. Variance(s) approved under file(s) A79.21 & A80.21 shall lapse if the consent application under file B14.21 is not finalized within the time prescribed by legislation.

Committee Decision dated at the City of Mississauga on March 18, 2021.

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

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"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 **April 7, 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 **3013 & 3015 Morning Star Drive**.  
Date of Hearing on Thursday March 11, 2021  
Date Decision Signed by the Committee March 18, 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 1:03p.m.

### **APPLICATION DETAILS**

A minor variance is requested for the severed lands of application B14/21 proposing a lot area of 334.21sq.m (approx. 3597.41sq.ft) whereas By-law 0225-2007, as amended, requires a minimum lot area of 340.00sq.m (approx. 3659.73sq.ft) in this instance.

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 March 3, 2021)
- City of Mississauga, Transportation and Works Department (dated March 3, 2021)
- Region of Peel (dated March 3, 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 SUBJECT TO CONDITIONS:**

A lot area of 334.21sq.m whereas By-law 0225-2007, as amended, requires a minimum lot area of 340.00sq.m in this instance.

**CONDITION(S):**

1. Variance(s) approved under file(s) A79.21 & A80.21 shall lapse if the consent application under file B14.21 is not finalized within the time prescribed by legislation.

Committee Decision dated at the City of Mississauga on March 18, 2021.

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

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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 **April 7, 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 **1393 Brackencrest Road.**  
Date of Hearing on Thursday March 11, 2021  
Date Decision Signed by the Committee March 18, 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 Committee to approve a minor variance to allow the construction of a shed proposing:

1. An area of an accessory structure of 32.37sq.m (approx. 348.43sq.ft) whereas By-law 0225-2007, permits a maximum area of an accessory structure 10.00sq.m (approx. 107.64sq.ft) in this instance; and
2. An area occupied by all accessory structures of 32.37sq.m (approx. 348.43sq.ft) whereas By-law 0225-2007, permits a maximum area occupied by all accessory structures of 30.00sq.m (approx. 322.92sq.ft) in this instance.

K. Khadra, agent, attended and presented evidence and comment in support of the application.

### **COMMENTS**

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated March 3, 2021)
- City of Mississauga, Transportation and Works Department (dated March 3, 2021)
- City of Mississauga, Community Services Department – Park Planning Division (dated March 3, 2021)
- Region of Peel (dated March 3, 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 shed proposing:

1. An area of an accessory structure of 32.37sq.m whereas By-law 0225-2007, permits a maximum area of an accessory structure 10.00sq.m in this instance; and
2. An area occupied by all accessory structures of 32.37sq.m whereas By-law 0225-2007, permits a maximum area occupied by all accessory structures of 30.00sq.m in this instance.
3. A height of an accessory structure of 3.64m whereas By-law 0225-2007, permits a maximum height of an accessory structure 3.0m in this instance.

Committee Decision dated at the City of Mississauga on March 18, 2021.

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

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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 7, 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 **1393 Brackencrest Road**.  
Date of Hearing on Thursday March 11, 2021  
Date Decision Signed by the Committee March 18, 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 1:08p.m.

### **APPLICATION DETAILS**

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

1. An interior side yard measured to the first storey of 1.70m (approx. 5.58ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard measured to the first storey of 1.80m (approx. 5.91ft) in this instance; and
2. An interior side yard measured to the second storey of 1.70m (approx. 5.58ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard measured to the second storey of 2.41m (approx. 7.91ft) in this instance.

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

### **COMMENTS**

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated March 3, 2021)
- City of Mississauga, Transportation and Works Department (dated March 3, 2021)
- Region of Peel (dated March 3, 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: S. Patrizio CARRIED

The Decision of the Committee is:

**APPLICATION APPROVED:**

To allow the construction of an addition proposing:

1. An interior side yard measured to the first storey of 1.70m whereas By-law 0225-2007, as amended, requires a minimum interior side yard measured to the first storey of 1.80m (approx. 5.91ft) in this instance; and
2. An interior side yard measured to the second storey of 1.70m whereas By-law 0225-2007, as amended, requires a minimum interior side yard measured to the second storey of 2.41m in this instance.

Committee Decision dated at the City of Mississauga on March 18, 2021.

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

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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 **April 7, 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 **2689 Hollington Crescent**.  
Date of Hearing on Thursday March 11, 2021  
Date Decision Signed by the Committee March 18, 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 1:15p.m.

### **APPLICATION DETAILS**

The applicant requests the Committee to approve a minor variance to allow the construction of an addition proposing an exterior side yard of 0.59m (approx. 1.94ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard of 6.00m (approx. 19.69ft) in this instance.

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

### **COMMENTS**

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated March 3, 2021)
- City of Mississauga, Transportation and Works Department (dated March 3, 2021)
- Region of Peel (dated March 3, 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**

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

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

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

MOVED BY: D. George CARRIED

The Decision of the Committee is:

**APPLICATION APPROVED AS AMENDED:**

To allow the construction of an addition proposing an exterior side yard of 0.91m whereas By-law 0225-2007, as amended, requires a minimum exterior side yard of 6.00m in this instance.

Committee Decision dated at the City of Mississauga on March 18, 2021.

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

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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 **April 7, 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 **3575 Kaneff Crescent**.  
Date of Hearing on Thursday March 11, 2021  
Date Decision Signed by the Committee March 18, 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 permit a temporary trailer on site whereas By-law 0225-2007, as amended, does not permit a temporary trailer in this instance.

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

### **COMMENTS**

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated March 3, 2021)
- City of Mississauga, Transportation and Works Department (dated March 3, 2021)
- Region of Peel (dated March 3, 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: W. Shahrukh CARRIED

The Decision of the Committee is:

**APPLICATION APPROVED FOR A TEMPORARY PERIOD OF 3 YEARS (approval will lapse on March, 31, 2024):**

To permit a temporary trailer on site whereas By-law 0225-2007, as amended, does not permit a temporary trailer in this instance.

Committee Decision dated at the City of Mississauga on March 18, 2021.

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

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"D. RUSNOV"

DIANA RUSNOV – CITY – CLERK

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[Committee.Adjustment@mississauga.ca](mailto: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 **April 7, 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 **2360 Dixie Road**.  
Date of Hearing on Thursday March 11, 2021  
Date Decision Signed by the Committee March 18, 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 1:34p.m.

### **APPLICATION DETAILS**

The applicant requests the Committee to approve a minor variance to allow the construction of an industrial warehouse and distribution facility proposing:

1. A landscape buffer of 1.50m (approx. 4.92ft) whereas By-law 0225-2007, as amended, requires a minimum landscape buffer of 4.5m (approx. 14.76ft) in this instance; and
2. An interior side yard of 4.70m (approx. 15.42ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 7.50m (approx. 24.61ft) in this instance.

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

### **COMMENTS**

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated March 3, 2021)
- City of Mississauga, Transportation and Works Department (dated March 3, 2021)
- Region of Peel (dated March 3, 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**

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

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

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

MOVED BY: S. Patrizio CARRIED

The Decision of the Committee is:

**APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITIONS:**

To allow the construction of an industrial warehouse and distribution facility proposing:

1. A landscape buffer of 1.50m abutting Ernest Samuel Drive whereas By-law 0225-2007, as amended, requires a minimum landscape buffer of 4.5m in this instance; and
2. An interior side yard of 4.60m whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 7.50m in this instance.

**CONDITION:**

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

Committee Decision dated at the City of Mississauga on March 18, 2021.

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

I certify this is copy of the decision of the Committee's decision given on March 18, 2021

"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 **April 7, 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 **349 Rathburn Road West.**  
Date of Hearing on Thursday March 11, 2021  
Date Decision Signed by the Committee March 18, 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 1:41p.m.

### **APPLICATION DETAILS**

The applicant requests the Committee to approve a minor variance to permit a condominium proposing:

1. A minimum parking space width of 2.17m (approx. 7.12ft) whereas By-law 0225-2007, as amended, requires a minimum parking space width of 2.60m (approx. 8.53ft) in this instance;
2. A minimum parking space length of 4.95m (approx. 16.24ft) whereas By-law 0225-2007, as amended, requires a minimum parking space length of 5.20m (approx. 17.16ft) in this instance; and
3. A minimum parking space width partially obstructed on one side of 2.44m (approx. 8.01ft) whereas By-law 0225-2007, as amended, requires a minimum width parking space width partially obstructed on one side of 2.75m (approx. 9.02ft) in this instance.

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

### **COMMENTS**

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated March 3, 2021)
- City of Mississauga, Transportation and Works Department (dated March 3, 2021)
- Region of Peel (dated March 3, 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 SUBJECT TO CONDITION(S):**

To permit a condominium proposing:

1. A minimum parking space width of 2.17m whereas By-law 0225-2007, as amended, requires a minimum parking space width of 2.60m in this instance;
2. A minimum parking space length of 4.95m whereas By-law 0225-2007, as amended, requires a minimum parking space length of 5.20m in this instance; and
3. A minimum parking space width partially obstructed on one side of 2.44m whereas By-law 0225-2007, as amended, requires a minimum width parking space width partially obstructed on one side of 2.75m 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 include a warning clause in Condominium Declaration to advise owners and potential purchasers of units 21 and visitor parking 29, 30, 33 on Level A, units 33, 65, 78, 106, 107 on Level B, and units 34 and 66 on Level C of the size deficiency. The applicant shall register on title a warning clause identifying the parking spaces that are substandard in size.

Committee Decision dated at the City of Mississauga on March 18, 2021.

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

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"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" 75/21  
WARD 4

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 7, 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 **2001 Hindhead Road.**  
Date of Hearing on Thursday March 11, 2021  
Date Decision Signed by the Committee March 18, 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 1:46p.m.

### **APPLICATION DETAILS**

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

1. An area of an accessory structure of 12.02sq.m (approx. 129.38sq.ft) whereas By-law 0225-2007, as amended, permits a maximum area of an accessory structure of 10.00sq.m (approx. 107.64sq.ft) in this instance; and
2. A height of an accessory structure of 3.07m (approx. 10.07ft) whereas By-law 0225-2007, as amended, permits a maximum height of an accessory structure of 3.00m (approx. 9.84ft) in this instance.

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

### **COMMENTS**

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated March 3, 2021)
- City of Mississauga, Transportation and Works Department (dated March 3, 2021)
- Region of Peel (dated March 3, 2021)
- Trans-Northern Pipelines (dated March 3, 2021)

### **CORRESPONDENCE & DISCUSSION**

No public comments were received as a result of the public circulation of this 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: W. Shahrukh CARRIED

The Decision of the Committee is:

**APPLICATION APPROVED:**

To allow an existing shed proposing:

1. An area of an accessory structure of 12.02sq.m whereas By-law 0225-2007, as amended, permits a maximum area of an accessory structure of 10.00sq.m in this instance; and
2. A height of an accessory structure of 3.07m 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 18, 2021.

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

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"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 **April 7, 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 **6839 Early Settler Row**.  
Date of Hearing on Thursday March 11, 2021  
Date Decision Signed by the Committee March 18, 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 1:47p.m.

### **APPLICATION DETAILS**

The applicant requests the Committee to approve a minor variance to permit an accessory structure and deck proposing:

1. A lot coverage of 31.70% (370.70sq.m) whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25.00% (292.50sq.m) in this instance;
2. An area of an accessory structure of 49.80sq.m (approx. 536.04sq.ft) whereas By-law 0225-2007, as amended, permits a maximum area of an accessory structure of 20.00sq.m (approx. 215.28sq.ft) in this instance; and
3. A height of an accessory structure of 3.86m (approx. 12.66ft) whereas By-law 0225-2007, as amended, permits a maximum height of an accessory structure of 3.50m (approx. 11.48ft) in this instance.

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

### **COMMENTS**

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated March 3, 2021)
- City of Mississauga, Transportation and Works Department (dated March 3, 2021)
- Region of Peel (dated March 3, 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 SUBJECT TO CONDITION:**

To permit an accessory structure and deck proposing:

1. A lot coverage of 31.70% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25.00% in this instance;
2. An area of an accessory structure of 49.80sq.m whereas By-law 0225-2007, as amended, permits a maximum area of an accessory structure of 20.00sq.m in this instance; and
3. A height of an accessory structure of 3.86m whereas By-law 0225-2007, as amended, permits a maximum height of an accessory structure of 3.50m in this instance.

**CONDITION:**

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

Committee Decision dated at the City of Mississauga on March 18, 2021.

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

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"D. RUSNOV"

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**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 **3102 Bonaventure Drive**.  
Date of Hearing on Thursday March 11, 2021  
Date Decision Signed by the Committee March 18, 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 1:50p.m.

### **APPLICATION DETAILS**

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

1. A lot coverage of 32.75% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% of the lot area in this instance;
2. A gross floor area of 340.22sq.m (approx. 3,758.94sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 269.61sq.m (approx. 2,902.06sq.ft) in this instance; and
3. A height measured to the eaves of 6.60m (approx. 21.65ft) whereas By-law 0225-2007, as amended, permits a maximum height measured to the eaves of 6.40m (approx. 21.00ft) in this instance.

G. Gill, agent, attended and presented evidence and comment in support of the application.

### **BACKGROUND**

On January 14, 2021, G. Gill, agent, requested to defer the application to address staff comments.

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 January 6, 2021)
- City of Mississauga, Transportation and Works Department (dated January 6, 2021)
- Region of Peel (dated January 6, 2021)

### **COMMENTS**

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated March 3, 2021)
- City of Mississauga, Transportation and Works Department (dated March 3, 2021)
- Region of Peel (dated March 3, 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 a new home on the subject property proposing:

1. A lot coverage of 32.75% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% of the lot area in this instance;
2. A gross floor area of 340.22sq.m whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 269.61sq.m in this instance; and
3. A height measured to the eaves of 6.60m whereas By-law 0225-2007, as amended, permits a maximum height measured to the eaves of 6.40m in this instance.

Committee Decision dated at the City of Mississauga on March 18, 2021.

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

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"D. RUSNOV"

DIANA RUSNOV – CITY – CLERK

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**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.