

**Location: VIRTUAL HEARING**  
**Hearing: MARCH 25, 2021 AT 1:00 P.M.**

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

**NEW APPLICATIONS (CONSENT)**

B-15/21 A-88/21 A-89/21	KIMBERLY WILLIAMS	1029 INDIAN RD	2	Approved (AC)
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**NEW APPLICATIONS (MINOR VARIANCE)**

A-67/21 A-68/21	HEARTLAND (SEVEN) LIMITED	50 CAPSTON DR & 6305 KATESON DR	5	Withdrawn Approved
A-82/21	RANJVEER RANDHAWA & RUPINDER JUDGE	1610 KENMUIR AVE	1	Approved (AA)
A-83/21	FAISAL HUSSAIN & AMNA FAISAL	827 MISSISSAUGA VALLEY BLVD	4	Approved (AA)
A-84/21	RANBIR & HARJIT MINHAS	3236 VALMARIE AVE	6	Withdrawn
A-85/21	MARTA SROCYNSKA	372 NIAR AVE	1	Approved (AA)
A-86/21	TSOKOS STAVROS, TSOKOS ANDREAS & ROBINSON ANASTASIA	930 DERRY RD E	5	Deferred
A-87/21	PORT CREDIT WEST VILLAGE PARTNERS INC.	70 MISSISSAUGA RD S	1	Refused
A-91/21	MEENAKSHI & SUKHPREET DHANOTA	54 CATTRICK ST	5	Approved
A-92/21	LEE & ROSIE GLICK	2257 MELTON CRT	1	Approved (AA, AC)
A-93/21	ANGELA KOCET	1046 HEDGE DR	1	Deferred
A-94/21	JIAYUAN LU & YUNZHU JIA	2276 BROOKHURST RD	2	Approved (AA)

**DEFERRED FILES (MINOR VARIANCE)**

A-91/20	222 LAKESHORE LTD	222 LAKESHORE RD E	1	Approved (AA, AC)
A-403/20	HARWINDER NATT	3247 CAPRICORN CRES	5	Approved
A-413/20	EDENSHAW ANN DEVELOPMENTS LTD	28 ANN ST	1	Approved (AA, AC)
A-414/20	LU XINGYI	130 ANGELENE ST	1	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 **1029 Indian Road.**  
Date of Hearing on Thursday March 25, 2021  
Date Decision Signed by the Committee April 1, 2021

The hearing commenced at approximately 1:03.m.

No Member declared a pecuniary interest for this application.

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

### **APPLICATION DETAILS**

The applicant requests the approval of the Committee to sever a parcel of land for the creation of a new lot. The parcel has a frontage of approximately 22.86m (75.00ft) and an area of approximately 1604.60sq.m (17,271.77sq.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 17, 2021)
- City of Mississauga, Transportation and Works Department (dated March 17, 2021)
- City of Mississauga, Community Services Department, Culture Division (dated March 17, 2021)
- City of Mississauga, Community Services Department, Park Planning (dated March 17, 2021)
- Region of Peel (dated March 17, 2021)
- Trans-Northern Pipeline Inc. (dated March 17, 2021)
- Bell Canada, Right-of-Way (dated March 17, 2021)

### **CORRESPONDENCE & DISCUSSION**

The Secretary – Treasurer noted the comments received from:

- A memorandum was received from Ward Councillor Ras expressing objection to the subject application. She requested the Committee to refuse the subject application.
- Correspondence was received from three area residents expressing objection to the subject application.
- Correspondence was received from one area resident expressing no objection to the subject application.

One area resident appeared before the Committee and expressed concern regarding the application.  
One area resident appeared and expressed no objection to the subject application.

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

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

### **DECISION**

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

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: J. Page

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 has a frontage of approximately 22.86m and an area of approximately 1604.60sq.m.

**CONDITIONS:**

1. The variance application approved under File(s) A88.21 & A89.21 must be finalized

Committee Decision dated at the City of Mississauga on April 1, 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>ABSENT</u> J. KWAST
<u>"D. COOK"</u> D. COOK	

I certify this is copy of the decision of the Committee's decision given on April 1, 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](mailto:Committee.Adjustment@mississauga.ca)

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

Date of Mailing: April 2, 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 22, 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 April 2, 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 March 17, 2021.
5. A letter shall be received from the City of Mississauga, Community Services Department, Park Planning Division, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated March 17, 2021.
6. A letter shall be received from the City of Mississauga, Community Services Department, Culture Division indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated March 17, 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.

Upon the review of an Overall Grading and Drainage Plan it may be determined that a catch basin may be required and satisfactory arrangements will have to be made for the construction of any required catch basin.

2. Overall Site Servicing Plan

We request that the applicant submit a Site Servicing Plan prepared by a Consulting Engineer for this department's review/approval. The Site Servicing Plan is to confirm that all the necessary municipal services can be provided for the dwellings to be constructed on the subject lands.

3. 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](mailto: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](mailto: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

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

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

The applicant will be required to apply for Access Modification Permits prior to Site Plan Approval and/or Building Permit Issuance.

We advise the applicant that all costs incurred in providing any new driveway entrances to the subject lands or any modifications/reinstatement required (including the existing driveway), would be at cost to the owner. We are also noting that should any utilities need to be relocated, all costs incurred will also be to the owner. Driveway accesses shall maintain a 1.5m setback from aboveground features such as utilities and trees.

### 4. Storm Sewer Outlet

The applicant is advised that there is no storm sewer system available in front of the proposed lot on Indian Road. In this regard, we advise that all dwellings to be constructed on the subject lands will require a sump pump to discharge the weeping tile to grade. 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.

We are noting that any Transportation and Works Department concerns/requirements for this property will be addressed under Consent Application 'B' 15/21.

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.

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

1. The applicant shall provide a cash contribution of \$607.12 for planting of one (1) street tree on Indian Road. 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:

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

1. The applicant shall provide tree protection securities for public and private trees as part of a future site plan control application.
2. 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.
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](mailto:jim.greenfield@mississauga.ca).

Comments Prepared by: Jim Greenfield, Park Planner

## Heritage

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

Comments Prepared by: P. Wubbenhorst, Heritage 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 **1029 Indian Road.**  
Date of Hearing on Thursday March 25, 2021  
Date Decision Signed by the Committee April 1, 2021

The hearing commenced at approximately 1:03p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:05p.m.

### **APPLICATION DETAILS**

A minor variance is requested for the severed lands of application B15/21 for the creation of a new lot proposing a lot frontage of 22.86m (approx. 75.00ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 30.00m (approx. 98.43ft) 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 17, 2021)
- City of Mississauga, Transportation and Works Department (dated March 17, 2021)
- City of Mississauga, Community Services Department, Culture Division (dated March 17, 2021)
- City of Mississauga, Community Services Department, Park Planning (dated March 17, 2021)
- Region of Peel (dated March 17, 2021)
- Trans-Northern Pipeline Inc. (dated March 17, 2021)
- Bell Canada, Right-of-Way (dated March 17, 2021)

### **CORRESPONDENCE & DISCUSSION**

The Secretary – Treasurer noted the comments received from:

- A memorandum was received from Ward Councillor Ras expressing objection to the subject application. She requested the Committee to refuse the subject application.
- Correspondence was received from three area residents expressing objection to the subject application.
- Correspondence was received from one area resident expressing no objection to the subject application.

One area residents appeared before the Committee and expressed concerns regarding the application. One area resident appeared and expressed no objection to 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 five written submissions, and 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 SUBJECT TO CONDITIONS:**

A lot frontage of 22.86m whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 30.00m in this instance.

**CONDITION(S):**

1. Variance(s) approved under file(s) A88.21 & A89.21 shall lapse if the consent application under file B15.21 is not finalized within the time prescribed by legislation.

Committee Decision dated at the City of Mississauga on April 1, 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	<b>ABSENT</b> J. KWAST
<u>"D. COOK"</u> D. COOK	

I certify this is copy of the decision of the Committee's decision given on April 1, 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 21, 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 **1029 Indian Road.**  
Date of Hearing on Thursday March 25, 2021  
Date Decision Signed by the Committee April 1, 2021

The hearing commenced at approximately 1:03p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:05p.m.

### **APPLICATION DETAILS**

A minor variance is requested for the retained lands of application B15/21 for the creation of a new lot proposing a lot frontage of 22.86m (approx. 75.00ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 30.00m (approx. 98.43ft) 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 17, 2021)
- City of Mississauga, Transportation and Works Department (dated March 17, 2021)
- City of Mississauga, Community Services Department, Culture Division (dated March 17, 2021)
- City of Mississauga, Community Services Department, Park Planning (dated March 17, 2021)
- Region of Peel (dated March 17, 2021)
- Trans-Northern Pipeline Inc. (dated March 17, 2021)
- Bell Canada, Right-of-Way (dated March 17, 2021)

### **CORRESPONDENCE & DISCUSSION**

The Secretary – Treasurer noted the comments received from:

- A memorandum was received from Ward Councillor Ras expressing objection to the subject application. She requested the Committee to refuse the subject application.
- Correspondence was received from three area residents expressing objection to the subject application.
- Correspondence was received from one area resident expressing no objection to the subject application.

One area resident appeared before the Committee and expressed concerns regarding the application. One area resident appeared and expressed no objection to 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 five written submissions, and 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 SUBJECT TO CONDITIONS:**

A lot frontage of 22.86m whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 30.00m in this instance.

**CONDITION(S):**

1. Variance(s) approved under file(s) A88.21 & A89.21 shall lapse if the consent application under file B15.21 is not finalized within the time prescribed by legislation.

Committee Decision dated at the City of Mississauga on April 1, 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	<b>ABSENT</b> J. KWAST
<u>"D. COOK"</u> D. COOK	

I certify this is copy of the decision of the Committee's decision given on April 1, 2021

"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 21, 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 **6305 Kateson Drive**.  
Date of Hearing on Thursday March 25, 2021  
Date Decision Signed by the Committee April 1, 2021

The hearing commenced at approximately 1:03p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:21p.m.

### **APPLICATION DETAILS**

The applicant requests the Committee to approve a minor variance to allow a reduction in required parking proposing 104 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 112 parking spaces in this instance.

W. Rehkopf, 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 17, 2021)
- City of Mississauga, Transportation and Works Department (dated March 17, 2021)
- Region of Peel (dated March 17, 2021)
- Ministry of Transportation of Ontario (dated March 17, 2021)

### **CORRESPONDENCE & DISCUSSION**

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

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

### **DECISION**

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

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

MOVED BY: D. George CARRIED

The Decision of the Committee is:

**APPLICATION APPROVED:**

To allow a reduction in required parking proposing 104 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 112 parking spaces in this instance.

Committee Decision dated at the City of Mississauga on April 1, 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	<b>ABSENT</b> J. KWAST
<u>"D. COOK"</u> D. COOK	

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"D. 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 **April 21, 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 **1610 Kenmuir Avenue.**  
Date of Hearing on Thursday March 25, 2021  
Date Decision Signed by the Committee April 1, 2021

The hearing commenced at approximately 1:03p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:26p.m.

### **APPLICATION DETAILS**

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

1. A gross floor area of 414.04sq.m (approx. 4456.69sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 336.01sq.m (approx. 3616.78sq.ft) in this instance;
2. A lot coverage of 39.35% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% in this instance;
3. A garage depth of 5.94m (approx. 19.49ft) whereas By-law 0225-2007, as amended, requires a minimum garage depth of 6.00m (approx. 19.69ft) in this instance;
4. A front yard measured to the eaves of 6.82m (approx. 22.38ft) whereas By-law 0225-2007, as amended, requires a minimum front yard measured to the eaves of 7.05m (approx. 23.13ft) in this instance;
5. A side yard measured to the eaves of 1.85m (approx. 6.07ft) whereas By-law 0225-2007, as amended, requires a minimum side yard measured to the eaves of 1.95m (approx. 6.40ft) in this instance;
6. A combined side yard width measured to the eave overhangs of 3.73m (approx. 12.24ft) whereas By-law 0225-2007, as amended, requires a minimum combined side yard width measured to the eave overhangs of 4.94m (approx. 16.21ft) in this instance; and
7. A building height measured to the underside of the eaves of 6.62m (approx. 21.72ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured to the underside of the eaves of 6.40m (approx. 21.00ft) in this instance.

J. Wallace, 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 17, 2021)
- City of Mississauga, Transportation and Works Department (dated March 17, 2021)
- Region of Peel (dated March 17, 2021)

## **CORRESPONDENCE & DISCUSSION**

The Secretary – Treasurer noted the comments received from:

- A petition of objection was received signed by 4 area residents
- A petition of support was received signed by 1 area resident

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 petitions. 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:**

To allow the construction of a new house proposing:

1. A gross floor area of 414.04sq.m whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 336.01sq.m in this instance;
2. A lot coverage of 39.35% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% in this instance;
3. A garage depth of 5.94m whereas By-law 0225-2007, as amended, requires a minimum garage depth of 6.00m in this instance;
4. Eave encroachment of 0.6m into the required front yard whereas By-law 0225-2007, as amended, permits a maximum eave encroachment of 0.45m in this instance;
5. Eave encroachment of 0.56m into the required side yard whereas By-law 0225-2007, as amended, permits a maximum eave encroachment of 0.45m in this instance;
6. A combined side yard setback measured to the eave overhangs of 3.73m whereas By-law 0225-2007, as amended, requires a minimum combined side yard setback 4.94m in this instance; and
7. A building height measured to the underside of the eaves of 6.62m whereas By-law 0225-2007, as amended, permits a maximum building height measured to the underside of the eaves of 6.40m in this instance.

Committee Decision dated at the City of Mississauga on April 1, 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	<b>ABSENT</b> 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" 82/21  
WARD 1

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 21, 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 **827 Mississauga Valley Boulevard**.

Date of Hearing on Thursday March 25, 2021

Date Decision Signed by the Committee April 1, 2021

The hearing commenced at approximately 1:03p.m.

No Member declared a pecuniary interest for this application.

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

### **APPLICATION DETAILS**

The applicants request the Committee to approve a minor variance to allow the construction of an addition on the subject property proposing a side yard of 1.23m (approx. 4.04ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.80m (approx. 5.91ft) in this instance.

M. Siddiqui, 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 17, 2021)
- City of Mississauga, Transportation and Works Department (dated March 17, 2021)
- Region of Peel (dated March 17, 2021)

### **CORRESPONDENCE & DISCUSSION**

The Secretary – Treasurer noted the comments received from:

- A petition of objection was received signed by 7 area residents.

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 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: W. Shahrukh CARRIED

The Decision of the Committee is:

**APPLICATION APPROVED AS AMENDED:**

To allow the construction of an addition on the subject property proposing a side yard of 1.23m whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.81m in this instance.

Committee Decision dated at the City of Mississauga on April 1, 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	<b><u>ABSENT</u></b> J. KWAST
<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 **April 21, 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 **372 Niar Avenue**.  
Date of Hearing on Thursday March 25, 2021  
Date Decision Signed by the Committee April 1, 2021

The hearing commenced at approximately 1:03p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:42p.m.

### **APPLICATION DETAILS**

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

1. A lot coverage of 41.47% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% of the lot area in this instance; and
2. A side yard of 3.04m (approx. 9.97ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 4.93m (approx. 16.17ft) in this instance.

T. Vanle, 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 17, 2021)
- City of Mississauga, Transportation and Works Department (dated March 17, 2021)
- Region of Peel (dated March 17, 2021)

### **CORRESPONDENCE & DISCUSSION**

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

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

### **DECISION**

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

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

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

MOVED BY: D. George CARRIED

The Decision of the Committee is:

**APPLICATION APPROVED AS AMENDED:**

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

1. A lot coverage of 41.47% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% of the lot area in this instance; and
2. A combined side yard setback of 3.04m whereas By-law 0225-2007, as amended, requires a minimum combined side yard setback of 4.93m in this instance.

Committee Decision dated at the City of Mississauga on April 1, 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	<b><u>ABSENT</u></b> J. KWAST
<u>"D. COOK"</u> D. COOK	

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **April 21, 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 **70 Mississauga Road & 181 Lakeshore Road West.**  
Date of Hearing on Thursday March 25, 2021  
Date Decision Signed by the Committee April 1, 2021

The hearing commenced at approximately 1:03p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:48p.m.

### **APPLICATION DETAILS**

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

1. A parking rate of 0.85 resident spaces per apartment dwelling whereas By-law 0225-2007, as amended, requires a minimum parking rate of 1.00 resident parking spaces per apartment dwelling unit in this instance; and
2. A parking rate of 0.85 resident spaces per dwelling whereas By-law 0225-2007, as amended, requires a minimum parking rate of 1.00 resident parking spaces per dwelling unit in this instance.

C. Rottenburg-Walker, 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 18, 2021)
- City of Mississauga, Transportation and Works Department (dated March 18, 2021)
- Region of Peel (dated March 18, 2021)
- Credit Valley Conservation (dated March 18, 2021)

### **CORRESPONDENCE & DISCUSSION**

The Secretary – Treasurer noted the comments received from:

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

Two area resident spoke before the Committee and objected to the application. Objections included the need for more parking and impact on surrounding neighbourhoods.

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

D. Ferro, and T. Shukla, Planning and Building Department spoke on the parking demands and proximity of the proxy site. L. Petricca, Planning and Building, spoke in regards to the requested conditions of approval.

### **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 three written submissions, and 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 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: D. Kennedy CARRIED

The Decision of the Committee is:

**APPLICATION REFUSED:**

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

1. A parking rate of 0.86 resident spaces per apartment dwelling unit whereas By-law 0225-2007, as amended, requires a minimum parking rate of 1.00 resident parking spaces per apartment dwelling unit in this instance; and
2. A parking rate of 0.86 resident spaces per apartment dwelling unit whereas By-law 0225-2007, as amended, requires a minimum parking rate of 1.00 resident parking spaces per dwelling unit in this instance.

Committee Decision dated at the City of Mississauga on April 1, 2021.

<b><u>DISSENTED</u></b> S. PATRIZIO (Chair)	<b><u>"D. GEORGE"</u></b> D. GEORGE
<b><u>"W. SHAHRUKH"</u></b> W. SHAHRUKH	<b><u>"D. KENNEDY"</u></b> D. KENNEDY
<b><u>"J. PAGE"</u></b> J. PAGE	<b><u>ABSENT</u></b> J. KWAST
<b><u>"D. COOK"</u></b> 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 **April 21, 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 **54 Cattrick Street**.  
Date of Hearing on Thursday March 25, 2021  
Date Decision Signed by the Committee April 1, 2021

The hearing commenced at approximately 1:03p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:33p.m.

### **APPLICATION DETAILS**

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

1. A gross floor area of 406.66sq.m (approx. 4377.25sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 350.89sq.m (approx. 3776.95sq.ft) in this instance;
2. A side yard (northerly) of 1.52m (approx. 4.99ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.81m (approx. 5.94ft) in this instance;
3. A side yard (southerly) of 1.69m (approx. 5.54ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.81m (approx. 5.94ft) in this instance; and
4. An building height measured to the eaves (from average grade) of 7.54m (approx. 24.74ft) 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.

P. Pimentel, 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 17, 2021)
- City of Mississauga, Transportation and Works Department (dated March 17, 2021)
- Credit Valley Conservation (dated March 17, 2021)

### **CORRESPONDENCE & DISCUSSION**

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

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

### **DECISION**

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

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

MOVED BY: J. Page CARRIED

The Decision of the Committee is:

**APPLICATION APPROVED:**

To allow the construction of a new house proposing:

1. A gross floor area of 406.66sq.m whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 350.89sq.m in this instance;
2. A side yard (northerly) of 1.52m whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.81m in this instance;
3. A side yard (southerly) of 1.69m whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.81m in this instance; and
4. An building height measured to the eaves (from average grade) of 7.54m whereas By-law 0225-2007, as amended, permits a maximum building height measured to the eaves of 6.40m in this instance.

Committee Decision dated at the City of Mississauga on April 1, 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	<b>ABSENT</b> J. KWAST
<u>"D. COOK"</u> D. COOK	

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **April 21, 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 **2257 Melton Court**.  
Date of Hearing on Thursday March 25, 2021  
Date Decision Signed by the Committee April 1, 2021

The hearing commenced at approximately 1:03p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:34p.m.

### **APPLICATION DETAILS**

The applicant request the Committee to approve a minor variance to allow accessory structures proposing:

1. A lot coverage of accessory structures of 113.53sq.m (approx. 1222.03sq.ft) or 7% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of accessory structures of 79.13sq.m (approx. 851.75sq.ft) or 5% of the lot area in this instance;
2. A combined area of accessory structures of 113.53sq.m (approx. 1222.03sq.ft) whereas By-law 0225-2007, as amended, permits a maximum combined area of accessory structures of 60.00sq.m (approx. 645.84sq.ft) in this instance;
3. An accessory structure area of 45.89sq.m (approx. 493.996sq.ft) whereas By-law 0225-2007, as amended, permits a maximum accessory structure area of 20.00sq.m (approx. 215.29sq.ft) in this instance; and
4. A height of an accessory structure of 4.08m (approx. 13.39ft) whereas By-law 0225-2007, as amended, permits a maximum height of an accessory structure of 3.50m (approx. 11.48ft) in this instance.

P. Jamieson, 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 17, 2021)
- City of Mississauga, Transportation and Works Department (dated March 17, 2021)
- Region of Peel (dated March 17, 2021)

### **CORRESPONDENCE & DISCUSSION**

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

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

### **DECISION**

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

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

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

MOVED BY: D. Cook CARRIED

The Decision of the Committee is:

**APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITION(S):**

To approve a minor variance to allow accessory structures proposing:

1. A lot coverage of accessory structures of 113.53sq.m or 7.2% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of accessory structures of 79.13sq.m or 5% of the lot area in this instance;
2. A combined area of accessory structures of 113.53sq.m whereas By-law 0225-2007, as amended, permits a maximum combined area of accessory structures of 60.00sq.m in this instance;
3. An accessory structure area of 45.89sq.m whereas By-law 0225-2007, as amended, permits a maximum accessory structure area of 20.00sq.m in this instance; and
4. A height of 4.08m measured from established grade to highest point of accessory structure, whereas By-law 0225-2007, as amended, permits a maximum height of 3.50m measured from established grade to highest point of accessory structure, in this instance.

**CONDITION(S):**

1. The shed shall be equipped with an eaves trough and downspout on the rear and directed such that it will not impact the adjacent property.

Committee Decision dated at the City of Mississauga on April 1, 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	<b>ABSENT</b> 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" 92/21  
WARD 1

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 21, 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 **2276 Brookhurst Road**.  
Date of Hearing on Thursday March 25, 2021  
Date Decision Signed by the Committee April 1, 2021

The hearing commenced at approximately 1:03p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:44p.m.

### **APPLICATION DETAILS**

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

1. An interior side yard of 0.86m (approx. 2.82ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.80m (approx. 5.91ft) in this instance; and
2. An accessory structure area of 10.2sq.m (approx. 109.79sq.ft) whereas By-law 0225-2007, as amended, permits a maximum accessory structure area of 10.0sq.m (approx. 107.6sq.ft) in this instance.

J. Lu, owner, attended and presented evidence and comment in support of the application.

### **COMMENTS**

The Secretary – Treasurer noted the comments received from:

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

### **CORRESPONDENCE & DISCUSSION**

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

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

### **DECISION**

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

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

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

MOVED BY: D. George CARRIED

The Decision of the Committee is:

**APPLICATION APPROVED AS AMENDED:**

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

1. An interior side yard of 0.86m whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m in this instance; and
2. An accessory structure area of 10.2sq.m whereas By-law 0225-2007, as amended, permits a maximum accessory structure area of 10.0sq.m in this instance.

Committee Decision dated at the City of Mississauga on April 1, 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>ABSENT</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 **222 Lakeshore Road East.**  
Date of Hearing on Thursday March 25, 2021  
Date Decision Signed by the Committee April 1, 2021

The hearing commenced at approximately 1:03p.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 renovations to the existing building on the subject property proposing:

1. 14 parking spaces, with a minimum of 9 spaces to be provided on site, whereas By-law 0225-2007, as amended, requires a minimum of 17 parking spaces in this instance;
2. Up to 5 of the required parking spaces to be located off-site whereas By-law 0225-2007, as amended, requires all parking spaces to be provided on-site in this instance;
3. A parking space length of 5.0m (approx. 16.4ft) whereas By-law 0225-2007, as amended, requires a minimum parking space length of 5.2m (approx. 17.1ft) in this instance;
4. A 1.46m (approx. 4.79ft) access aisle abutting the entire length of the accessible parking spaces whereas By-law 0225-2007, as amended, requires a minimum 1.50m (approx. 4.92ft) wide access aisle abutting the entire length of each accessible space in this instance; and
5. A drive aisle width of 5.18m (approx. 16.99ft) whereas By-law 0225-2007, as amended, requires a minimum drive aisle width of 7.00m (approx. 22.97ft) in this instance.

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

### **BACKGROUND**

On March 12<sup>th</sup>, 2020, A. Palumbo, agent, requested deferral of the application to submit revised information.

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 March 4, 2020)
- City of Mississauga, Transportation and Works Department (dated March 4, 2020)
- Region of Peel (dated March 4, 2020)

### **COMMENTS**

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated March 17, 2021)

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

### **CORRESPONDENCE & DISCUSSION**

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

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

### **DECISION**

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

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

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

MOVED BY: D. George CARRIED

The Decision of the Committee is:

**APPLICATION APPROVED AS AMENDED AND ON CONDITION:**

To allow 15 rental apartment dwelling units (8 existing and 7 new dwelling units) on the subject property proposing:

1. 14 parking spaces, with a minimum of 9 spaces to be provided on site, whereas By-law 0225-2007, as amended, requires a minimum of 17 parking spaces in this instance;
2. Up to 5 of the required parking spaces to be located off-site whereas By-law 0225-2007, as amended, requires all parking spaces to be provided on-site in this instance;
3. A parking space length of 5.0m whereas By-law 0225-2007, as amended, requires a minimum parking space length of 5.2m in this instance;
4. A 1.46m access aisle abutting the entire length of the accessible parking spaces whereas By-law 0225-2007, as amended, requires a minimum 1.50m wide access aisle abutting the entire length of each accessible space in this instance; and
5. A drive aisle width of 5.18m whereas By-law 0225-2007, as amended, requires a minimum drive aisle width of 7.00m in this instance.

**CONDITION:**

1. The applicant shall make satisfactory arrangements for off-site parking with Planning and Building Staff; and if necessary enter into any required agreements (contact Staff in the City Planning Strategies Division) Note: Off-site parking may be provided through the City of Mississauga Payment-in-Lieu (PIL) or through a lease of surplus parking from a nearby property owner.

Committee Decision dated at the City of Mississauga on April 1, 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>ABSENT</u> J. KWAIST
<u>"D. COOK"</u> D. COOK	

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"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 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 21, 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 **3247 Capricorn Crescent**.  
Date of Hearing on Thursday March 25, 2021  
Date Decision Signed by the Committee April 1, 2021

The hearing commenced at approximately 1:03p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:51p.m.

### **APPLICATION DETAILS**

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

1. A gross floor area - infill residential of 325.01sq.m (approx. 3,498.38sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area - infill residential of 291.66sq.m (approx. 3,139.40sq.ft) in this instance; and
2. A height to the eaves of 6.96m (approx. 22.83ft) whereas By-law 0225-2007, as amended, permits a maximum height to the eaves of 6.40m (approx. 21.00ft) in this instance.

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

### **BACKGROUND**

On January 14, 2021, P. Pimentel, agent, requested to defer the application to reduce the size of the dwelling and meet with staff.

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

The Secretary – Treasurer noted the comments received from:

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



## **CORRESPONDENCE & DISCUSSION**

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

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

## **DECISION**

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

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

MOVED BY: J. Page CARRIED

The Decision of the Committee is:

**APPLICATION APPROVED:**

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

1. A gross floor area - infill residential of 325.01sq.m whereas By-law 0225-2007, as amended, permits a maximum gross floor area - infill residential of 291.66sq.m in this instance; and
2. A height to the eaves of 6.96m whereas By-law 0225-2007, as amended, permits a maximum height to the eaves of 6.40m in this instance.

Committee Decision dated at the City of Mississauga on April 1, 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	<b><u>ABSENT</u></b> 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 21, 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 **28 Ann Street**.  
Date of Hearing on Thursday March 25, 2021  
Date Decision Signed by the Committee April 1, 2021

The hearing commenced at approximately 1:03p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:54p.m.

### **APPLICATION DETAILS**

The applicant requests the Committee to approve a minor variance to allow reduced parking requirements on the subject property proposing:

1. 0.5 parking spaces per one bedroom unit whereas By-law 0225-2007, as amended, requires a minimum of 0.75 parking spaces per one bedroom unit in this instance; and
2. 0.8 parking spaces per two bedroom unit whereas By-law 0225-2007, as amended, requires a minimum of 0.90 parking spaces per two bedroom unit in this instance.

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

### **BACKGROUND**

On December 17, 2020, D. Sajecki, agent, requested to defer the application to meet with staff.

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

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated December 9, 2020)
- City of Mississauga, Transportation and Works Department (dated December 9, 2020)
- Region of Peel (dated December 9, 2020)

### **COMMENTS**

The Secretary – Treasurer noted the comments received from:

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

### **CORRESPONDENCE & DISCUSSION**

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from two area community associations expressing support for the subject application

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

T. Shukla, Planning and Building, spoke regarding the selected proxy site for the Parking Study.

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 and 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: D. George CARRIED

The Decision of the Committee is:

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

To allow reduced parking requirements on the subject property proposing:

1. 0.57 parking spaces per one bedroom unit whereas By-law 0225-2007, as amended, requires a minimum of 0.75 parking spaces per one bedroom unit in this instance;
2. 0.73 parking spaces per two bedroom unit whereas By-law 0225-2007, as amended, requires a minimum of 0.90 parking spaces per two bedroom unit in this instance.

**CONDITION(S):**

1. The applicant shall enter into an agreement pursuant to s.45 (9.1) of the Planning Act, with content satisfactory to City staff as indicated below, and in a form satisfactory to the City Solicitor, to secure performance of the following conditions, including any associated securities/letters of credit:
  - a) To provide two car-share spaces at an accessible and visible location, demonstrated by inclusion on the approved site plan through the Site Plan Application No. SP-20-51 to the satisfaction of the Director of Development and Design, Planning & Building department.
  - b) Prior to the approval of the Site Plan processed through SP-20-51, a copy of an executed agreement with a car-share company to secure and provide for two car-share vehicles for a minimum period of two years should be submitted to the satisfaction of the Director of Infrastructure Planning & Engineering Services, Transportation & Works department.
  - c) To confirm that a pre-loaded Presto Card with a minimum amount of \$ 250 per condominium unit was provided to each unit owner at the time of closing, including supporting documentation, satisfactory to the Director of Infrastructure Planning & Engineering Services, Transportation & Works department.

Committee Decision dated at the City of Mississauga on April 1, 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	<b>ABSENT</b> 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 21, 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 **130 Angelene Street**.  
Date of Hearing on Thursday March 25, 2021  
Date Decision Signed by the Committee April 1, 2021

The hearing commenced at approximately 1:03p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 3:34p.m.

### **APPLICATION DETAILS**

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

1. A gross floor area of 363.90sq.m (approx. 3916.99sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 297.15sq.m (approx. 3198.50sq.ft) in this instance;
2. An encroachment of a porch into the front yard of 2.08m (approx. 6.82ft) whereas By-law 0225-2007, as amended, permits a maximum encroachment of a porch into the front yard of 1.60m (approx. 5.25ft) in this instance; and
3. A building height measured to the eaves of 7.09m (approx. 23.26ft) 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. Farzam, agent, attended and presented evidence and comment in support of the application.

### **BACKGROUND**

On December 17, 2020, S. Farzam, agent, requested to defer the application to meet with staff.

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

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated December 9, 2020)
- City of Mississauga, Transportation and Works Department (dated December 9, 2020)
- Region of Peel (dated December 9, 2020)
- 5 letter of objection received from area residents

### **COMMENTS**

The Secretary – Treasurer noted the comments received from:

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

## **CORRESPONDENCE & DISCUSSION**

The Secretary – Treasurer noted the comments received from:

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

One area resident appeared before the Committee and expressed concerns for 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 nine written submissions and one oral 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 AS AMENDED:**

1. A gross floor area of 326.00 m<sup>2</sup> whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 297.15 m<sup>2</sup> in this instance;
2. An encroachment of a porch into the front yard of 2.08m whereas By-law 0225-2007, as amended, permits a maximum encroachment of a porch into the front yard of 1.60m in this instance; and
3. A building height measured to the eaves of 6.90m whereas By-law 0225-2007, as amended, permits a maximum building height measured to the eaves of 6.40m in this instance.

Committee Decision dated at the City of Mississauga on April 1, 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	<b>ABSENT</b> J. KWAST
<u>"D. COOK"</u> D. COOK	

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"D. RUSNOV"

DIANA RUSNOV – CITY – CLERK

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**NOTES:**

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