

**Location: VIRTUAL HEARING**  
**Hearing: APRIL 8, 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 (MINOR VARIANCE)**

|                      |  |                                  |    |                              |
|----------------------|--|----------------------------------|----|------------------------------|
| A-28/21              | DAVID BURCHILL                                 | 1495 LOCHLIN TR                  | 1  | Approved<br>(ACP)            |
| A-90/21              | SAJJAD SHAHEENA                                | 34 DE JONG DR                    | 11 | Approved<br>(AA)             |
| A-95/21              | DR BESHAY PROFESSIONAL<br>CORPORATION          | 45 JOHN ST S                     | 1  | Deferred                     |
| A-99/21              | RIAZ UL HAQUE JILANI MOHMMAD &<br>SAMINA SADAF | 4573 MISSISSAUGA RD              | 8  | Deferred                     |
| A-100/21             | CARMEN GERASOLO                                | 651 BYNGMOUNT AVE                | 1  | Approved<br>(ACP)            |
| A-101/21             | IVAN & NATALIA DANCHUK                         | 1441 LOCHLIN TR                  | 1  | Approved<br>(AC, ACP)        |
| A-102/21             | JEDIDA HOLDINGS INC                            | 839 CENTRAL PKY W                | 6  | Approved<br>(AC)             |
| A-103/21             | RICHARD, DEODAT, & PHULKUMARIE<br>SHIWLOCHAN   | 7634 DOVERWOOD DR                | 9  | Approved<br>(AA)             |
| A-106/21             | EDENSHAW ANN DEVELOPMENTS<br>LIMITED           | 28 ANN ST                        | 1  | Approved                     |
| A-107/21             | ANUPAM MAHAPATRA & MONALISA<br>SENAPATI        | 5609 MEADOWCREST AVE             | 10 | Approved                     |
| A-108/21             | NAZLI BHATTI                                   | 6736 LISGAR DR                   | 10 | Deferred                     |
| A-109/21<br>A-110/21 | BASTA GAMAL AND HANNA MERFAT                   | 5196 DURIE RD & 5202<br>DURIE RD | 6  | Approved<br>Approved<br>(AA) |
| A-111/21             | MARY VIEN, THANH TRUONG, HUONG THI<br>TRAN     | 14 FRONT ST S                    | 1  | Approved<br>(AC)             |
| A-112/21             | ROBERT BRUCE MURRAY                            | 1250 GLEN RD                     | 2  | Approved<br>(ACP)            |

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 **1495 Lochlin Trail**.  
Date of Hearing on Thursday April 8, 2021  
Date Decision Signed by the Committee April 15, 2021

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:04p.m.

### **APPLICATION DETAILS**

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

1. A lot coverage of 26.94% (326.86sq.m) whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25.00% (303.33sq.m) in this instance;
2. A building height measured to the eaves of 7.26m (approx. 23.82ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured to the eaves of 6.40m (approx. 21.00ft) in this instance;
3. A combined width of side yards of 24.34% of the lot frontage (6.53m/21.42ft) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 27% of the lot frontage (7.24m/23.75ft) in this instance;
4. An eave encroachment into the required front yard of 0.66m (approx. 2.17ft) whereas By-law 0225-2007, as amended, permits a maximum eave encroachment into the required front yard of 0.45m (approx. 1.48ft) in this instance; and
5. An encroachment into the front yard measured to a planter of 1.55m (approx. 5.09ft) whereas By-law 0225-2007, as amended, does not permit an encroachment into the front yard measured to a planter in this instance.

P. Giordano, 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 31, 2021)
- City of Mississauga, Transportation and Works Department (dated March 31, 2021)
- Region of Peel (dated March 31, 2021)
- Credit Valley Conservation (dated March 31, 2021)

### **CORRESPONDENCE & DISCUSSION**

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

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

**DECISION**

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

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

MOVED BY: D. Cook CARRIED

The Decision of the Committee is:

**APPLICATION APPROVED SUBJECT TO CONDITIONS:**

To allow the construction of a new dwelling proposing:

1. A lot coverage of 26.94% (326.86sq.m) whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25.00% (303.33sq.m) in this instance;
2. A building height measured to the eaves of 7.26m whereas By-law 0225-2007, as amended, permits a maximum building height measured to the eaves of 6.40m in this instance;
3. A combined width of side yards of 24.34% of the lot frontage (6.53m) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 27% of the lot frontage (7.24m) in this instance;
4. An eave encroachment into the required front yard of 0.66m whereas By-law 0225-2007, as amended, permits a maximum eave encroachment into the required front yard of 0.45m in this instance; and
5. An encroachment into the front yard measured to a planter of 1.55m whereas By-law 0225-2007, as amended, does not permit an encroachment into the front yard measured to a planter in this instance.

**CONDITION(S):**

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

Committee Decision dated at the City of Mississauga on April 15, 2021.

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

I certify this is copy of the decision of the Committee's decision given on April 15, 2021

"D. RUSNOV"

DIANA RUSNOV – CITY – CLERK

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please call 905-615-3200 ext. 2408  
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 **May 5, 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 **34 De Jong Drive**.  
Date of Hearing on Thursday April 8, 2021  
Date Decision Signed by the Committee April 15, 2021

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:07p.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 364.37sq.m (approx. 3922.05sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 327.69sq.m (approx. 3527.23sq.ft) in this instance;
2. A building height measured to the roof of 9.08m (approx. 29.79ft) whereas By-law 0225-2007, as amended, permits a maximum building height of 9.00m (approx. 29.53ft) in this instance;
3. A building height measured to the eaves 6.68m (approx. 21.92ft) 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;
4. Two driveway whereas By-law 0225-2007, as amended, permits a maximum of one driveway in this instance;
5. A circular driveway on a lot with less than 22.50m (approx. 73.82ft) frontage whereas By-law 0225-2007, does not permit a circular driveway on a lot with less than 22.50m (approx. 73.82ft) frontage; and
6. A circular driveway in the front, rear, and exterior side yards whereas By-law 0225-2007, as amended, permits a circular driveway in one yard in this instance.

I. Evangelista, 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 31, 2021)
- City of Mississauga, Transportation and Works Department (dated March 31, 2021)
- Region of Peel (dated March 31, 2021)

### **CORRESPONDENCE & DISCUSSION**

The Secretary – Treasurer noted the comments received from:

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

One area residents appeared before the Committee and objected the size of the dwelling.

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

### **DECISION**

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

Committee has taken into consideration, on balance, any and all submissions made before its decision including five written submissions, 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:**

To allow the construction of a new house proposing:

1. A gross floor area of 364.37sq.m whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 327.69sq.m in this instance;
2. A building height measured to the roof of 9.08m whereas By-law 0225-2007, as amended, permits a maximum building height of 9.00m in this instance; and
3. A building height measured to the eaves 6.68m 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 15, 2021.

|   |                                   |
|---|-----------------------------------|
| <u>"S. PATRIZIO"</u><br>S. PATRIZIO (Chair) | <u>"D. GEORGE"</u><br>D. GEORGE   |
| <u>"W. SHAHRUKH"</u><br>W. SHAHRUKH         | <u>"D. KENNEDY"</u><br>D. KENNEDY |
| <u>"J. PAGE"</u><br>J. PAGE                 | <u>"J. KWAST"</u><br>J. KWAST     |
| <u>"D. COOK"</u><br>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 **May 5, 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 **651 Byngmount Avenue**.  
Date of Hearing on Thursday April 8, 2021  
Date Decision Signed by the Committee April 15, 2021

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

No Member declared a pecuniary interest for this application.

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

### **APPLICATION DETAILS**

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

1. A lot coverage of 40.40% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% in this instance; and
2. A rear yard setback of 4.45m (approx. 14.60ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard of 7.50m (approx. 24.61ft) 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 31, 2021)
- City of Mississauga, Transportation and Works Department (dated March 31, 2021)
- Region of Peel (dated March 31, 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 SUBJECT TO CONDITIONS:**

To allow the construction of a new house proposing:

1. A lot coverage of 40.40% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% in this instance; and
2. A rear yard setback of 4.45m whereas By-law 0225-2007, as amended, requires a minimum rear yard of 7.50m in this instance.

**CONDITION(S):**

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 April 15, 2021.

|   |                                   |
|---|-----------------------------------|
| <u>"S. PATRIZIO"</u><br>S. PATRIZIO (Chair) | <u>"D. GEORGE"</u><br>D. GEORGE   |
| <u>"W. SHAHRUKH"</u><br>W. SHAHRUKH         | <u>"D. KENNEDY"</u><br>D. KENNEDY |
| <u>"J. PAGE"</u><br>J. PAGE                 | <u>"J. KWAST"</u><br>J. KWAST     |
| <u>"D. COOK"</u><br>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 **May 5, 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 **1441 Lochlin Trail**.  
Date of Hearing on Thursday April 8, 2021  
Date Decision Signed by the Committee April 15, 2021

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:32p.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 484.00sq.m (approx. 5209.73sq.ft) and 530.60sq.m (approx. 5711.33sq.ft) inclusive of garage whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 431.67sq.m (approx. 4646.46sq.ft) in this instance;
2. A lot coverage of 36% (438.60sq.m) whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25% (302.00sq.m) in this instance;
3. A building height measured to the eaves of 6.57m (approx. 21.56ft) whereas By-law 0225-2007, as amended, permits a maximum building height of 6.40m (approx. 21.00ft) in this instance;
4. An exterior side yard of 3.63m (approx. 11.91ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard of 7.50m (approx. 24.61ft) in this instance;
5. An interior side yard of 2.44m (approx. 8.01ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 3.00m (approx. 9.84ft) in this instance;
6. An exterior side yard measured to a window well of 2.93m (approx. 9.61ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard measured to a window well of 6.89m (approx. 22.60ft) in this instance;
7. A front yard measured to the eaves of 7.00m (approx. 22.97ft) whereas By-law 0225-2007, as amended, requires a minimum front yard measured to the eaves of 7.50m (approx. 24.61ft) in this instance;
8. An exterior side yard measured to the eaves of 3.34m (approx. 10.96ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard measured to the eaves of 7.50m (approx. 24.61ft) in this instance; and
9. An interior side yard measured to the eaves of 2.10m (approx. 6.89ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard measured to the eaves of 3.00m (approx. 9.84ft) in this instance.

G. Barrett, 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 31, 2021)

- City of Mississauga, Transportation and Works Department (dated March 31, 2021)
- Region of Peel (dated March 31, 2021)

## **CORRESPONDENCE & DISCUSSION**

The Secretary – Treasurer noted the comments received from:

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

Three area residents appeared before the Committee and expressed concerns for the application. Concerns included the balcony overlook and drainage.

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 three written submissions and three 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:**

To allow the construction of a new house proposing:

1. A gross floor area of 484.00sq.m and 530.60sq.m inclusive of garage whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 431.67sq.m in this instance;
2. A lot coverage of 36% (438.60sq.m) whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25% (302.00sq.m) in this instance;
3. A building height measured to the eaves of 6.57m whereas By-law 0225-2007, as amended, permits a maximum building height of 6.40m in this instance;
4. An exterior side yard of 3.63m whereas By-law 0225-2007, as amended, requires a minimum exterior side yard of 7.50m in this instance;
5. An interior side yard of 2.44m whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 3.00m in this instance;
6. An exterior side yard measured to a window well of 2.93m whereas By-law 0225-2007, as amended, requires a minimum exterior side yard measured to a window well of 6.89m in this instance;
7. A front yard measured to the eaves of 7.00m whereas By-law 0225-2007, as amended, requires a minimum front yard measured to the eaves of 7.50m in this instance;
8. An exterior side yard measured to the eaves of 3.34m whereas By-law 0225-2007, as amended, requires a minimum exterior side yard measured to the eaves of 7.50m in this instance; and
9. An interior side yard measured to the eaves of 2.10m whereas By-law 0225-2007, as amended, requires a minimum interior side yard measured to the eaves of 3.00m in this instance.

**CONDITION(S):**

1. Construction related to this variance shall be in general conformance with the plans approved by the Committee.
2. Opaque Glass be installed along the balcony.

Committee Decision dated at the City of Mississauga on April 15, 2021.

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

I certify this is copy of the decision of the Committee's decision given on April 15, 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 **May 5, 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 839 Central Parkway West.  
Date of Hearing on Thursday April 8, 2021  
Date Decision Signed by the Committee April 15, 2021

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

No Member declared a pecuniary interest for this application.

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

### **APPLICATION DETAILS**

The applicant requests the Committee to approve a minor variance to allow motor vehicle repair facility (existing) proposing:

1. 40 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 65 parking spaces in this instance;
2. No loading space whereas By-law 0225-2007, as amended, requires a minimum of 1 loading space in this instance; and
3. 1 accessible parking space whereas By-law 0225-2007, as amended, requires a minimum of 3 accessible parking spaces 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 31, 2021)
- City of Mississauga, Transportation and Works Department (dated March 31, 2021)
- Region of Peel (dated March 31, 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. Kennedy CARRIED

The Decision of the Committee is:

**APPLICATION APPROVED SUBJECT TO TERMS:**

To allow motor vehicle repair facility (existing) proposing:

1. 40 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 65 parking spaces in this instance;
2. No loading space whereas By-law 0225-2007, as amended, requires a minimum of 1 loading space in this instance; and
3. 1 accessible parking space whereas By-law 0225-2007, as amended, requires a minimum of 3 accessible parking spaces in this instance.

**TERMS:**

1. All vehicles awaiting repairs or related to the auto body repair garage shall be parked at the rear of the building.
2. A minimum of 13 indoor parking spaces shall be provided within the subject unit.

Committee Decision dated at the City of Mississauga on April 15, 2021.

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

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"D. RUSNOV"

DIANA RUSNOV – CITY – CLERK

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This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **May 5, 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 **7634 Doverwood Drive**.  
Date of Hearing on Thursday April 8, 2021  
Date Decision Signed by the Committee April 15, 2021

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:53p.m.

### **APPLICATION DETAILS**

The applicant requests the Committee to approve a minor variance to allow the construction of a below grade stairwell proposing:

1. An exterior side yard measured to a stairwell of 4.00m (approx. 13.12ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard measured to a stairwell of 4.50m (approx. 14.76ft) in this instance; and
2. A below grade entrance in an exterior side yard whereas By-law 0225-2007, as amended, does not permit a below grade entrance in an exterior side yard in this instance.

I. Amiri, 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 31, 2021)
- City of Mississauga, Transportation and Works Department (dated March 31, 2021)
- Region of Peel (dated March 31, 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 a below grade stairwell proposing:

1. An exterior side yard measured to a stairwell of 4.00m whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback of 4.50m in this instance;
2. Stairs, stairwell and retaining wall to facilitate an entrance below grade within the exterior side yard whereas By-law 0225-2007, as amended, does not permit Stairs, stairwell and retaining wall to facilitate an entrance below grade within the exterior side yard in this instance.
3. A new pedestrian entrance facing a street to facilitate second dwelling unit, whereas By-law 0225-2007, as amended, does not permit A new pedestrian entrance facing a street

Committee Decision dated at the City of Mississauga on April 15, 2021.

|   |                                   |
|---|-----------------------------------|
| <u>"S. PATRIZIO"</u><br>S. PATRIZIO (Chair) | <u>"D. GEORGE"</u><br>D. GEORGE   |
| <u>"W. SHAHRUKH"</u><br>W. SHAHRUKH         | <u>"D. KENNEDY"</u><br>D. KENNEDY |
| <u>"J. PAGE"</u><br>J. PAGE                 | <u>"J. KWAST"</u><br>J. KWAST     |
| <u>"D. COOK"</u><br>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 **May 5, 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 April 8, 2021  
Date Decision Signed by the Committee April 15, 2021

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:56p.m.

### **APPLICATION DETAILS**

The applicant requests the Committee to approve a minor variance to allow a building canopy proposing a canopy projection (15th storey facing Park Street East) of 6.00m (approx. 19.69ft) whereas By-law 0225-2007, as amended, permits a maximum canopy projection of 2.20 (approx. 7.22ft) in this instance.

D. Dewsbury, 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 31, 2021)
- City of Mississauga, Transportation and Works Department (dated March 31, 2021)
- Region of Peel (dated March 31, 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 a building canopy proposing a canopy projection (15th storey facing Park Street East) of 6.00m whereas By-law 0225-2007, as amended, permits a maximum canopy projection of 2.20 in this instance.

Committee Decision dated at the City of Mississauga on April 15, 2021.

|   |                                   |
|---|-----------------------------------|
| <u>"S. PATRIZIO"</u><br>S. PATRIZIO (Chair) | <u>"D. GEORGE"</u><br>D. GEORGE   |
| <u>"W. SHAHRUKH"</u><br>W. SHAHRUKH         | <u>"D. KENNEDY"</u><br>D. KENNEDY |
| <u>"J. PAGE"</u><br>J. PAGE                 | <u>"J. KWAIST"</u><br>J. KWAIST   |
| <u>"D. COOK"</u><br>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 **May 5, 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 **5609 Meadowcrest Avenue**.  
Date of Hearing on Thursday April 8, 2021  
Date Decision Signed by the Committee April 15, 2021

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

No Member declared a pecuniary interest for this application.

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

### **APPLICATION DETAILS**

The applicant requests the Committee to approve a minor variance to allow a second unit (basement apartment) proposing two parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 3 parking spaces in this instance.

A. Robah, 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 31, 2021)
- City of Mississauga, Transportation and Works Department (dated March 31, 2021)
- Region of Peel (dated March 31, 2021)

### **CORRESPONDENCE & DISCUSSION**

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

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

### **DECISION**

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

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

MOVED BY: J. Kwast CARRIED

The Decision of the Committee is:

**APPLICATION APPROVED:**

To allow a second unit (basement apartment) proposing two parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 3 parking spaces in this instance.

Committee Decision dated at the City of Mississauga on April 15, 2021.

|   |                                   |
|---|-----------------------------------|
| <u>"S. PATRIZIO"</u><br>S. PATRIZIO (Chair) | <u>"D. GEORGE"</u><br>D. GEORGE   |
| <u>"W. SHAHRUKH"</u><br>W. SHAHRUKH         | <u>"D. KENNEDY"</u><br>D. KENNEDY |
| <u>"J. PAGE"</u><br>J. PAGE                 | <u>"J. KWAST"</u><br>J. KWAST     |
| <u>"D. COOK"</u><br>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 **May 5, 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 **5196 Durie Road**.  
Date of Hearing on Thursday April 8, 2021  
Date Decision Signed by the Committee April 15, 2021

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:02p.m.

### **APPLICATION DETAILS**

The applicant requests the Committee to approve a minor variance (A109.21) to allow the construction of a new house proposing:

1. A setback measured from the dwelling to a G2-3 Zone (Greenlands) of 12.05m (approx. 39.53ft) whereas By-law 0225-2007, as amended, requires a minimum setback measured from a dwelling to a G2-3 Zone of 15.00m (approx. 49.21ft) in this instance;
2. A setback measured from a deck to a G2-3 Zone (Greenlands) of 7.85m (approx. 25.75ft) whereas By-law 0225-2007, as amended, requires a minimum setback measured from a deck to a G2-3 Zone of 15.00m (approx. 49.21ft) in this instance; and
3. An interior side yard measured to a second storey of 1.67m (approx. 5.48ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard measured to a second storey of 2.41m (approx. 7.91ft) in this instance.

G. Basta, 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 31, 2021)
- City of Mississauga, Transportation and Works Department (dated March 31, 2021)
- Region of Peel (dated March 31, 2021)
- Credit Valley Conservation (dated March 31, 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:**

To allow the construction of a new house proposing:

1. A setback measured from the dwelling to a G2-3 Zone (Greenlands) of 12.05m whereas By-law 0225-2007, as amended, requires a minimum setback measured from a dwelling to a G2-3 Zone of 15.00m in this instance;
2. A setback measured from a deck to a G2-3 Zone (Greenlands) of 7.85m whereas By-law 0225-2007, as amended, requires a minimum setback measured from a deck to a G2-3 Zone of 15.00m in this instance; and
3. An interior side yard measured to a second storey of 1.67m whereas By-law 0225-2007, as amended, requires a minimum interior side yard measured to a second storey of 2.41m in this instance.

Committee Decision dated at the City of Mississauga on April 15, 2021.

|   |                                   |
|---|-----------------------------------|
| <u>"S. PATRIZIO"</u><br>S. PATRIZIO (Chair) | <u>"D. GEORGE"</u><br>D. GEORGE   |
| <u>"W. SHAHRUKH"</u><br>W. SHAHRUKH         | <u>"D. KENNEDY"</u><br>D. KENNEDY |
| <u>"J. PAGE"</u><br>J. PAGE                 | <u>"J. KWAST"</u><br>J. KWAST     |
| <u>"D. COOK"</u><br>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 **May 5, 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 **5202 Durie Road**.  
Date of Hearing on Thursday April 8, 2021  
Date Decision Signed by the Committee April 15, 2021

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:02p.m.

### **APPLICATION DETAILS**

The applicant requests the Committee to approve a minor variance (A110.21) to allow the construction of a new house proposing:

1. A setback measured from the dwelling to a G2-3 Zone (Greenlands) of 8.84m (approx. 29.00ft) whereas By-law 0225-2007, as amended, requires a minimum setback measured from a dwelling to a G2-3 Zone of 15.00m (approx. 49.21ft) in this instance;
2. A setback measured from a deck to a G2-3 Zone (Greenlands) of 5.41m (approx. 17.75ft) whereas By-law 0225-2007, as amended, requires a minimum setback measured from a deck to a G2-3 Zone of 15.00m (approx. 49.21ft) in this instance; and
3. An interior side yard measured to a second storey of 1.67m (approx. 5.48ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard measured to a second storey of 2.41m (approx. 7.91ft) in this instance.

G. Basta, 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 31, 2021)
- City of Mississauga, Transportation and Works Department (dated March 31, 2021)
- Region of Peel (dated March 31, 2021)
- Credit Valley Conservation (dated March 31, 2021)

### **CORRESPONDENCE & DISCUSSION**

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

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

### **DECISION**

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

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

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

MOVED BY: W. Shahrukh CARRIED

The Decision of the Committee is:

**APPLICATION APPROVED AS AMENDED:**

To allow the construction of a new house proposing:

1. A setback measured from the dwelling to a G2-3 Zone (Greenlands) of 8.84m whereas By-law 0225-2007, as amended, requires a minimum setback measured from a dwelling to a G2-3 Zone of 15.00m in this instance;
2. A setback measured from a deck to a G2-3 Zone (Greenlands) of 5.14m; whereas By-law 0225-2007, as amended, requires a minimum setback measured from a deck to a G2-3 Zone of 15.00m in this instance;
3. An interior side yard measured to a second storey of 1.67m whereas By-law 0225-2007, as amended, requires a minimum interior side yard measured to a second storey of 2.41m in this instance.

Committee Decision dated at the City of Mississauga on April 15, 2021.

|   |                                   |
|---|-----------------------------------|
| <u>"S. PATRIZIO"</u><br>S. PATRIZIO (Chair) | <u>"D. GEORGE"</u><br>D. GEORGE   |
| <u>"W. SHAHRUKH"</u><br>W. SHAHRUKH         | <u>"D. KENNEDY"</u><br>D. KENNEDY |
| <u>"J. PAGE"</u><br>J. PAGE                 | <u>"J. KWAST"</u><br>J. KWAST     |
| <u>"D. COOK"</u><br>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 **May 5, 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 **14 Front Street South**.  
Date of Hearing on Thursday April 8, 2021  
Date Decision Signed by the Committee April 15, 2021

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:05p.m.

### **APPLICATION DETAILS**

The applicants request the Committee to approve a minor variance to allow a triplex on the subject property proposing:

1. A triplex use whereas By-law 0225-2007, as amended, permits only a detached dwelling in this instance;
2. 3 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 4 parking spaces in this instance;
3. A landscape buffer of 3.0m (approx. 9.8ft) whereas By-law 0225-2007, as amended, requires a minimum landscape buffer of 4.5m (approx. 14.8ft) in this instance; and
4. A driveway width of 2.4m (approx. 7.9ft) whereas By-law 0225-2007, as amended, requires a minimum driveway width of 2.6m (approx. 8.5ft) in this instance.

M. Rogers, 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 31, 2021)
- City of Mississauga, Transportation and Works Department (dated March 31, 2021)
- City of Mississauga, Community Services Department, Culture Division (dated March 31, 2021)
- Region of Peel (dated March 31, 2021)

### **CORRESPONDENCE & DISCUSSION**

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from one area resident expressing no objection for the subject application.

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

**DECISION**

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

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

MOVED BY: J. Page CARRIED

The Decision of the Committee is:

**APPLICATION APPROVED SUBJECT TO CONDITIONS:**

To allow a triplex on the subject property proposing:

1. A triplex use whereas By-law 0225-2007, as amended, permits only a detached dwelling in this instance;
2. 3 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 4 parking spaces in this instance;
3. A landscape buffer of 3.0m whereas By-law 0225-2007, as amended, requires a minimum landscape buffer of 4.5m in this instance; and
4. A driveway width of 2.4m whereas By-law 0225-2007, as amended, requires a minimum driveway width of 2.6m in this instance.

**CONDITION(S):**

1. Issuance of a heritage permit.

Committee Decision dated at the City of Mississauga on April 15, 2021.

|   |                                   |
|---|-----------------------------------|
| <u>"S. PATRIZIO"</u><br>S. PATRIZIO (Chair) | <u>"D. GEORGE"</u><br>D. GEORGE   |
| <u>ABSENT</u><br>W. SHAHRUKH                | <u>"D. KENNEDY"</u><br>D. KENNEDY |
| <u>"J. PAGE"</u><br>J. PAGE                 | <u>"J. KWAST"</u><br>J. KWAST     |
| <u>"D. COOK"</u><br>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 **May 5, 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 **1250 Glen Road**.  
Date of Hearing on Thursday April 8, 2021  
Date Decision Signed by the Committee April 15, 2021

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:13p.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 front yard of 8.61m (approx. 28.24ft) whereas By-law 0225-2007, as amended, requires a minimum front yard of 9.00m (approx. 29.53ft) in this instance;
2. A height to the highest ridge of 10.71m (approx. 35.14ft) whereas By-law 0225-2007, as amended, permits a maximum height to the highest ridge of 9.50m (approx. 31.17ft) in this instance;
3. A height measured to the eaves of 7.18m (approx. 23.56ft) whereas By-law 0225-2007, as amended, permits a maximum height measured to the eaves of 6.40m (approx. 21.00ft) in this instance;
4. A garage projection of 8.31m (approx. 27.26ft) whereas By-law 0225-2007, as amended, permits a maximum garage projection of 0.00m in this instance;
5. A dwelling unit depth of 27.44m (approx. 90.03ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00m (approx. 65.62ft) in this instance;
6. A driveway width of 13.27m (approx. 43.54ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.69ft) in this instance;
7. An area of an accessory structure of 33.08sq.m (approx. 356.07sq.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
8. An accessory structure partially between the front wall of the dwelling and the front lot line whereas By-law 0225-2007, as amended, does not permit an accessory structure between the front wall of the dwelling and the front lot line in this instance.

R. Kossak, 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 31, 2021)
- City of Mississauga, Transportation and Works Department (dated March 31, 2021)
- Region of Peel (dated March 31, 2021)
- Credit Valley Region Conservation (dated March 31, 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: G. George CARRIED

The Decision of the Committee is:

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

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

1. A front yard of 8.61m whereas By-law 0225-2007, as amended, requires a minimum front yard of 9.00m in this instance;
2. A height to the highest ridge of 10.71m whereas By-law 0225-2007, as amended, permits a maximum height to the highest ridge of 9.50m in this instance;
3. A height measured to the eaves of 7.18m whereas By-law 0225-2007, as amended, permits a maximum height measured to the eaves of 6.40m in this instance;
4. A garage projection of 8.31m whereas By-law 0225-2007, as amended, permits a maximum garage projection of 0.00m in this instance;
5. A dwelling unit depth of 27.44m whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00m in this instance;
6. A driveway width of 13.27m whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m in this instance;
7. An area of an accessory structure of 33.08sq.m whereas By-law 0225-2007, as amended, permits a maximum area of an accessory structure of 20.00sq.m in this instance; and
8. An accessory structure partially between the front wall of the dwelling and the front lot line whereas By-law 0225-2007, as amended, does not permit an accessory structure between the front wall of the dwelling and the front lot line in this instance.

**CONDITION(S):**

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

Committee Decision dated at the City of Mississauga on April 15, 2021.

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

I certify this is copy of the decision of the Committee's decision given on April 15, 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 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 **May 5, 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.