
Committee of Adjustment

Date: April 15, 2021
Time: 1:00 PM
Location: Online Video Conference

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

Staff Present	Shelby Clements
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1. CALL TO ORDER
2. DECLARATION OF CONFLICT OF INTEREST
3. DEFERRALS OR WITHDRAWALS
4. MATTERS TO BE CONSIDERED
- 4.1 B37/20-A117/21

6515 KITIMAT RD (WARD 11)

2427419 ONTARIO LTD

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

One area property owner appeared before the Committee and asked questions for what is planned on site, 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.

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DECISION

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

The Committee, having considered all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, is satisfied that a plan of subdivision is not necessary for the proper and orderly development of the municipality.

The Committee, having regard to those matters under subsection 51(24) of the Planning Act R.S.O. 1990, c. P.13., as amended, resolves to grant provisional consent subject to the conditions of Appendix A being fulfilled.

DECISIONS

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

MOVED BY:	D. Kennedy
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The Decision of the Committee is:

APPLICATION APPROVED ON CONDITIONS AS STATED IN APPENDIX A:

To sever a parcel of land for the creation of a new lot. The parcel of land has a frontage of approximately 41.33m and an area of approximately 1.19ha.

CONDITIONS:

1. The variance application approved under File(s) A117/21 must be finalized.

DECISIONS

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

MOVED BY:	D. Kennedy	CARRIED
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The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO CONDITIONS:

To allow the existing building to remain proposing:

1. 96 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 132 parking spaces in this instance; and
2. 3 accessible parking spaces having a minimum width of 3.6m whereas By-law 0225-2007, as amended, requires a minimum of 5 accessible parking spaces, 3 of which

require a minimum width of 3.4m (Type A) with a 1.5m access aisle and 2 of which require a minimum width of 2.4m (Type B) with a 1.5m access aisle in this instance.

CONDITION(S):

1. Variance(s) approved under file(s) A117/21 shall lapse if the consent application under file B37/20 is not finalized within the time prescribed by legislation.

4.2 B48/20

0 HURONTARIO ST (WARD 5)

DERRY TEN LTD

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

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

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

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DECISION

Committee has taken into consideration all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, is satisfied that a plan of subdivision is not necessary for the proper and orderly development of the municipality.

The Committee, having regard to those matters under subsection 51(24) of the Planning Act R.S.O. 1990, c. P.13., as amended, resolves to grant provisional consent subject to the conditions of Appendix A being fulfilled.

DECISIONS

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

MOVED BY:	D. George
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The Decision of the Committee is:

APPLICATION APPROVED ON CONDITIONS AS STATED IN APPENDIX A:

To sever a parcel of land for the creation of a new lot. The parcel of land has a frontage of approximately 40.32m and an area of approximately 2.29ac.

4.3 A96/21

66 THOMAS ST (WARD 11)

DENZEN REALTY COMPANY LTD

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.

DECISIONS

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

MOVED BY:	D. Cook	CARRIED
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The Decision of the Committee is:

APPLICATION APPROVED FOR A TEMPORARY PERIOD OF 5 YEARS (approval will lapse on April 30, 2026):

To allow a motor vehicle repair facility/mechanical repair shop within unit 6 of the subject property whereas By-law 0225-2007, as amended, does not permit such a use in this instance.

4.4 A115/21

7634 REDSTONE RD (WARD 5)

GURMIT SINGH, & DAVINDER AND SANDEEP SAMRA

On April 15, 2021, J. Ramirez, agent, spoke, and requested to defer the application to meet with staff.

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

4.5 A118/21

194 WYNDHAM ST (WARD 11)

MASCARENHAS, SHANNON

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

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

DECISION

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

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

DECISIONS

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

MOVED BY:	W. Shahrukh	CARRIED
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The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED:

To allow the construction of a new house proposing:

1. A rear yard of 6.43m whereas By-law 0225-2007, as amended, requires a minimum rear yard of 7.50m in this instance;
2. A front yard measured to the porch of 0.00m whereas By-law 0225-2007, as amended, requires a minimum front yard measured to the porch of 5.90m in this instance;
3. A front yard measured to the garage of 6.96m whereas By-law 0225-2007, as amended, requires a minimum front yard measured to the garage of 7.50m in this instance; and
4. A front yard measured to the dwelling of 6.96m whereas By-law 0225-2007, as amended, requires a minimum front yard measured to the dwelling of 7.50m in this instance.

4.6 A119/21

2495 SPEAKMAN DR (WARD 2)

MAGNUM INTEGRATED PROPERTIES INC

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

DECISION

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

DECISIONS

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

MOVED BY:	J. Page	CARRIED
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The Decision of the Committee is:

APPLICATION APPROVED:

To allow an existing driveway on the subject property proposing:

1. A driveway on a G2 Zone (Greenlands) whereas By-law 0225-2007, as amended, does not permit a driveway on a G2 Zone (Greenlands) in this instance;
2. A minimum landscape buffer abutting a G2 Zone (Greenlands) of 0.00m whereas By-law 0225-2007, as amended, requires a minimum landscape buffer abutting a G2 Zone (Greenlands) of 4.50m in this instance; and
3. A minimum setback of all parking areas, driveways, and loading spaces in a non-residential zone to all lands zoned G1 or G2 Zones (Greenlands) of 0.00m whereas By-law 0225-2007, as amended, requires a minimum of the greater of 5.00m or the required yard/setback in this instance.

4.7 A120/21

1161 MIRADA PL (WARD 2)

HAMIDREZA MOHAMADI

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from one area resident expressing concerns for the subject application. The correspondence was later withdrawn.

Four area residents appeared expressing objections 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 one written submission, four oral submissions. They have also considered all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and the majority of the members have determined that the application is minor in nature, desirable for the appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law and the Official Plan are maintained.

DECISIONS

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

MOVED BY:	J. Page	CARRIED
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The Decision of the Committee is:

APPLICATION APPROVED:

To allow the construction of a new house proposing:

1. A gross floor area of 397.05sq.m whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 362.52sq.m in this instance;
2. A lot coverage of 30.17% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% in this instance;

3. A building height measured to the eaves of 6.82m whereas By-law 0225-2007, as amended, permits a maximum building height measured to the eaves of 6.40m in this instance;
4. An interior side yard of 2.42m whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 3.00m in this instance; and
5. An exterior side yard of 6.09m whereas By-law 0225-2007, as amended, requires a minimum exterior side yard of 7.50m in this instance.

4.8 A121/21

7076 OLD MILL LANE (WARD 11)

ANDREA STERWART

No public comments were received as a result of the public circulation of this application. Committee asked questions of the agent who appeared before the Committee.

DECISION

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

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

DECISIONS

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

MOVED BY:	D. George	CARRIED
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The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED:

To allow an addition proposing:

1. A gross floor are of 262.00sq.m whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 253.22sq.m in this instance;
2. A lot coverage of 27.11% (252.74sq.m) whereas By-law 0225-2007, as amended, permits a maximum lot coverage 25.00% (233.06sq.m) in this instance;
3. A front yard measured to the house of 7.81m whereas By-law 0225-2007, as amended, requires a minimum front yard measured to the house of 9.00m in this instance;
4. A front yard measured to a deck of 6.72m whereas By-law 0225-2007, as amended, requires a minimum front yard measured to a deck of 7.40m in this instance;
5. An interior side yard of 1.51m whereas By-law 0225-2007, as amended, requires a minimum interior side yard 1.80m in this instance;
6. An interior side yard measured to a garage of 1.80m whereas By-law 0225-2007, as amended, requires a minimum interior side yard measured to a garage of 4.20m in this instance;
7. A rear yard of 1.28m whereas By-law 0225-2007, as amended, requires a minimum rear yard of 7.50m in this instance;
8. A rear yard measured to an open porch of 1.17m whereas By-law 0225-2007, as amended, requires a minimum rear yard measured to an open porch of 2.50m in this instance;
9. A combined width of side yards of 3.31m whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 8.44m in this instance;
10. A building height measured to the highest ridge of 7.88m whereas By-law 0225-2007, as amended, permits a maximum building height measured to the highest ridge of 7.50m in this instance;
11. A building height of a garage of 5.41m whereas By-law 0225-2007, as amended, permits a maximum building height of a garage of 4.60m in this instance;
12. A rear yard measured to an covered porch of 1.64m whereas By-law 0225-2007, as amended, requires a minimum rear yard measured to an open porch of 2.50m in this instance; and

13. A front yard measured to bay window of 7.81m whereas By-law 0225-2007, as amended, requires a minimum front yard measured to the bay window of 8.39m in this instance.

4.9 A122/21

719 THIRD ST (WARD 1)

WATERSTONE DEVELOPMENTS INC

On April 15, 2021, D. Acimovic, agent, spoke, and requested to defer the application to meet with staff.

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

4.10 A123/21

1530 INDIAN GROVE (WARD 2)

AUJLA PREET

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

One area residents appeared before the Committee expressed support and asked questions about the proposal.

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 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.

DECISIONS

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

MOVED BY:	D. George	CARRIED
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The Decision of the Committee is:

APPLICATION APPROVED:

To allow the construction of a new house proposing:

1. A gross floor area of 664.42sq.m whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 656.72sq.m in this instance;
2. A dwelling depth of 21.63m whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00m in this instance;
3. A combined width of side yards of 6.16m whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 6.42m in this instance;
4. A building height of 9.66m whereas By-law 0225-2007, as amended, permits a maximum building height of 9.50m in this instance; and
5. A building height of measured to the eaves of 7.21m whereas By-law 0225-2007, as amended, permits a maximum building height measured to the eaves of 6.40m in this instance.

4.11 A124/21

3830 MILKWOOD CRES (WARD 10)

MUHAMMAD NAJEEB SADDIQI & LEENA NAJEEB

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

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

DECISION

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

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

DECISIONS

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

MOVED BY:	W. Shahrukh	CARRIED
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The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED:

To allow the construction of a below grade entrance on the subject property proposing an interior side yard of 1.12m whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 1.20m in this instance.

4.12 A125/21

1800 MISSISSAUGA RD (WARD 8)

MOHAMMED AHMED

No public comments were received as a result of the public circulation of this application. Committee asked questions of the agent who appeared before the Committee.

DECISION

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

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

DECISIONS

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

MOVED BY:	J. Page	CARRIED
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The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITIONS:

To allow the construction of a new house proposing:

1. A front yard measured to a porch inclusive of stairs of 5.65m whereas By-law 0225-2007, as amended, requires a minimum front yard measured to a porch inclusive of stairs of 7.00m in this instance;
2. An interior side yard of 2.40m whereas By-law 0225-2007, as amended, requires a minimum interior side yard ranging 3.00m to 6.00m in this instance;
3. An attached garage facing the front lot line whereas By-law 0225-2007, as amended, requires the attached garage to face the interior side lot line in this instance;
4. A circular driveway configuration whereas By-law 0225-2007, as amended, requires a hammerhead driveway configuration in this instance;
5. Proposed development not in compliance with schedule R1-53 - Map 16, whereas By-law 0225-2007, as amended, requires all site development plans shall comply with Schedule R1-53 Map 16, in this instance; and
6. 2 kitchens proposed, whereas By-law 0225-2007, as amended, permits one kitchen, in this instance.

CONDITION(S):

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

4.13 A126/21

795 LAKESHORE RD E (WARD 1)

1026046 ONTARIO LTD

On April 15, 2021, D. Ingleman, agent, and requested to defer the application to meet with staff.

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

4.14 A127/21

1212 DUNDAS ST W (WARD 7)

JOHN MALIK

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

One area resident appeared before the Committee and objected to 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 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.

DECISIONS

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

MOVED BY:	D. Cook	CARRIED
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The Decision of the Committee is:

APPLICATION APPROVED:

To allow a take-out restaurant proposing a setback measured within 60m of a Residential Zone whereas By-law 0225-2007, as amended, does not permit a take-out restaurant within 60m of a Residential Zone in this instance.

4.15 A352/20

4100 PHEASANT RUN (WARD 8)

JENNIFER PINHEIRO & NESTER BOSCH PEREZ

The Secretary – Treasurer noted the comments received from:

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

One area resident appeared before the Committee and objected to the application. Concerns included water runoff, and proximity to the property line.

Committee asked questions of the owner 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 six written submissions, two oral submissions and one petition. They have also considered all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and the majority of the members have determined that the application is minor in nature, desirable for the appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law and the Official Plan are maintained.

DECISIONS

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

MOVED BY:	J. Page	CARRIED
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The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO CONDITIONS AND TERMS:

To allow the existing decks and shed to remain on the subject property proposing:

1. An easterly side yard to the cedar deck of 0.10m whereas By-law 0225-2007, as amended, requires a minimum side yard of 0.61m in this instance;
2. A rear yard to the deck of 0.20m whereas By-law 0225-2007, as amended, requires a minimum rear yard of 1.50m in this instance;
3. A westerly side yard to the deck of 0.20m whereas By-law 0225-2007, as amended, requires a minimum side yard of 0.61m in this instance;
4. An easterly side yard to the stone patio of 0.10m whereas By-law 0225-2007, as amended, requires a minimum side yard of 0.61m in this instance; and
5. An easterly side yard to the back deck of 0.40m whereas By-law 0225-2007, as amended, requires a minimum side yard of 0.61m in this instance.

CONDITION(S):

1. Construction related to this variance shall be in general conformance with the plans approved by the Committee.
2. Satisfactory arrangements shall be made with the City of Mississauga's, Transportation and Works Department, and a letter indicating that they have no drainage related concerns shall be received by the Committee of Adjustment Office.

Terms:

1. The rear yard deck and surface area shall remain elevated to allow water to drain below.

5. OTHER BUSINESS

6. ADJOURNMENT