

Location: VIRTUAL HEARING
Hearing: APRIL 15, 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				

DEFERRED APPLICATIONS (CONSENT)

B-37/20 A-117/21	2427419 ONTARIO LTD	6515 KITIMAT RD	11	Approved (AC)
B-48/20	DERRY TEN LTD	0 HURONTARIO ST	5	Approved (AC)

NEW APPLICATIONS (MINOR VARIANCE)

A-96/21	DENZEN REALTY COMPANY LTD	66 THOMAS ST	11	Approved (AT)
A-115/21	GURMIT SINGH, & DAVINDER AND SANDEEP SAMRA	7634 REDSTONE RD	5	Deferred
A-118/21	MASCARENHAS, SHANNON	194 WYNDHAM ST	11	Approved (AA)
A-119/21	MAGNUM INTEGRATED PROPERTIES INC	2495 & 2505 SPEAKMAN DR	2	Approved
A-120/21	HAMIDREZA MOHAMADI	1161 MIRADA PL	2	Approved
A-121/21	ANDREA STERWART	7076 OLD MILL LANE	11	Approved (AA)
A-122/21	WATERSTONE DEVELOPMENTS INC	719 THIRD ST	1	Deferred
A-123/21	AUJLA PREET	1530 INDIAN GROVE	2	Approved
A-124/21	MUHAMMAD NAJEEB SADDIQUI & LEENA NAJEEB	3830 MILKWOOD CRES	10	Approved (AA)
A-125/21	MOHAMMED AHMED	1800 MISSISSAUGA RD	8	Approved (AA, AC)
A-126/21	1026046 ONTARIO LTD	795 LAKESHORE RD E	1	Deferred
A-127/21	JOHN MALIK	1212 DUNDAS ST W	7	Approved

DEFERRED FILES (MINOR VARIANCE)

A-352/20	JENNIFER PINHEIRO & NESTER BOSCH PEREZ	4100 PHEASANT RUN	8	Approved (AC)
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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 **6515 Kitimat Road**.

Date of Hearing on Thursday April 15, 2021

Date Decision Signed by the Committee April 22, 2021

The hearing commenced at approximately 1:02.m.

No Member declared a pecuniary interest for this application.

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

APPLICATION DETAILS

The applicant requests the approval of the Committee to sever a parcel of land for the creation of a new lot. The parcel of land has a frontage of approximately 41.33m (135.60ft) and an area of approximately 1.19ha (2.94ac).

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

BACKGROUND

On August 25, 2020, T Vaccarello, agent attended and requested to defer the application to make amendments to the application.

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

- City of Mississauga, Planning and Building Department (dated August 19, 2020)
- City of Mississauga, Transportation and Works Department (dated August 19, 2020)
- City of Mississauga, Community Services Department, Park Planning (dated August 19, 2020)
- Region of Peel (dated August 19, 2020)

On November 5, 2020, T. Vaccarello, agent, attended and requested to defer the application to address staff, neighbours and councillor concerns.

The Committee consent 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 October 28, 2020)
- City of Mississauga, Transportation and Works Department (dated October 28, 2020)
- City of Mississauga, Community Services Department, Park Planning (dated October 28, 2020)
- Region of Peel (dated October 28, 2020)

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated April 7, 2021)
- City of Mississauga, Transportation and Works Department (dated April 7, 2021)
- City of Mississauga, Community Services Department, Park Planning (dated April 7, 2021)
- Region of Peel (dated April 7, 2021)
- Bell Canada, Right-of-Way (dated April 7, 2021)

CORRESPONDENCE & DISCUSSION

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.

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.

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

MOVED BY: D. Kennedy

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.

Committee Decision dated at the City of Mississauga on April 22, 2021

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

I certify this is copy of the decision of the Committee's decision given on April 22, 2021

"D. RUSNOV"

DIANA RUSNOV – CITY – CLERK

For a signed copy of this document
please call 905-615-3200 ext. 2408
or email

Committee.Adjustment@mississauga.ca

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

Date of Mailing: April 23, 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 May 13, 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 23, 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. (A117/21)
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 April 7, 2021.

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

Transportation and Works Comments

The intent of this Consent Application is to create a new lot which will have frontage onto Mississauga Road. It should be acknowledged that there is currently a 0.3M Reserve identified as Part 2, Plan 43R-14816 across the Mississauga Road Frontage. Acknowledging that the severed parcel is being severed from a parcel which contains an existing building, we note that there may be some shared services between the properties which would require private servicing easements, or alternatively the services could be relocated.

Should Committee see merit in the applicant's request we are providing the following conditions/requirements to be imposed as conditions of approval:

A. Items Required Prior to the Issuance of Final Consent

1. Functional Servicing Proposal/Drainage Study

We request that the applicant submit a Functional Servicing Proposal/Drainage Study prepared by a Consulting Engineer for this department's review/approval to confirm that all the necessary municipal services can be provided for the subject property, in particular to determine the storm sewer outlet for the severed lands.

Upon the review of the Functional Servicing Proposal it will also be determined if any servicing easements will have to be established in order to support this severance proposal.

2. 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 Plan to this department for review/approval.

We note from our site inspection that there are some existing catch basins on the residual lands which may be accommodating some drainage from the severed parcel. The Grading and Drainage Plan is to address how all drainage from the severed parcel will be self-contained and collected.

3. Servicing Plan & Utility Box/Hydro Transformer/Generator Information

A Servicing Plan is to be submitted for our review/approval which would identify the location of any existing underground services located on this property. Upon the review of the Servicing Plan we can determine the location of any existing underground services located on the severed lands which service the existing building on the residual lands.

From our site inspection we note that there is a large utility/hydro/transformer/generator at the northeast limits of the proposed severed lot. Acknowledging the significant size and location of this utility, additional

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

information must be provided to indicate the purpose of the utility, which properties the utility is servicing and also the location of any underground wires/cables in order that any easements could be established (if required).

4. Required Easement(s)

Upon the review of Item's A1 & A3 and the confirmation of any required easement(s), the applicant/owner will be required to provide a 43R-Plan and letter/schedule prepared by the applicant's Solicitor which would specifically describe the new private easement(s) to be established. It should also be noted that any documentation received will be forwarded as an attachment with our clearance memo to the Committee of Adjustment Office in order that any new proposed private easement(s) can be identified and also be incorporated into the Certificate of Secretary-Treasurer.

5. Environmental Site Screening Questionnaire and Declaration (ESSQD)

The Transportation and Works Department reviews development applications for potential contamination to ensure that contaminated sites are identified and appropriately addressed by the proponent of development. Accordingly, this Department requires studies to be submitted that assess the potential for contamination, in accordance with Provincial regulations and standards, as well as City policies, prior to development proceeding.

A completed Environmental Site Screening Questionnaire and Declaration (ESSQD) form, signed by the Owner and a Commissioner of Oaths, must be submitted to the Transportation and Works Department for review. If the ESSQD form indicates a potential for contamination, a Phase I Environmental Site Assessment will be required. The report must be signed by a Qualified Person as defined in Ontario Regulation 153/04 (as amended) and include a clause or be accompanied by a letter signed by the author of the report or a Principal of the Consulting Firm, which allows the City of Mississauga to make reliance on the findings and conclusions presented in the report.

If the Phase One ESA indicates potential for contamination, a Phase Two Environmental Site Assessment will be required. If contamination is confirmed, a Remedial Action Plan that appropriately addresses the contamination will be required. Recommendations contained within the plan will be implemented by way of conditions to the development approval.

Should additional clarification be required with regard to the Environmental Site Assessment (ESA), please contact Valeriya Danylova, P.Eng., Environmental Technologist at 905 615-3200 ext. 5930 or valeriya.danylova@mississauga.ca should you require further information.

6. 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

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

for the creation of new municipal addresses for the severed lands. For further information, please contact Susie Tasca at (905) 615-3200 ext. 3088 or susie.tasca@mississauga.ca

7. Lifting of 0.3m Reserve on Mississauga Road

The applicant will be required to make the appropriate arrangements for the lifting the existing 0.30 meter reserve identified as Part 2, Plan 43R-14186 across the Mississauga Road frontage. A copy of the application form can be found online as follows:

<http://www7.mississauga.ca/documents/tw/pdfs/Application%20to%20Lift%201%20foot%20reserve.pdf>.

Confirmation of these arrangements will need to be forwarded to this Department.

For further information regarding the above noted comments, please contact Tony Iacobucci at (905) 615-3200 ext. 5129 or tony.iacobucci@mississauga.ca

B. General Information

1. Site Plan Approval

Any re-development of the subject lands will require the owner obtaining Site Plan Approval where any site specific conditions/requirements relating to detailed lot grading and drainage, servicing, access, etc. will be addressed.

Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

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 **6515 Kitimat Road**.
Date of Hearing on Thursday April 15, 2021
Date Decision Signed by the Committee April 22, 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 1:05p.m.

APPLICATION DETAILS

A minor variance is requested for the Retained Lands (A117/21) 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 (approx. 11.8ft) 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 (approx. 11.2ft)(Type A) with a 1.5m (approx. 4.9ft) access aisle and 2 of which require a minimum width of 2.4m (approx. 7.9ft)(Type B) with a 1.5m (approx. 4.9ft) access aisle in this instance.

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

BACKGROUND

On August 25, 2020, T Vaccarello, agent attended and requested to defer the application to make amendments to the application.

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

- City of Mississauga, Planning and Building Department (dated August 19, 2020)
- City of Mississauga, Transportation and Works Department (dated August 19, 2020)
- City of Mississauga, Community Services Department, Park Planning (dated August 19, 2020)
- Region of Peel (dated August 19, 2020)

On November 5, 2020, T. Vaccarello, agent, attended and requested to defer the application to address staff, neighbours and councillor concerns.

The Committee consent 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 October 28, 2020)

- City of Mississauga, Transportation and Works Department (dated October 28, 2020)
- City of Mississauga, Community Services Department, Park Planning (dated October 28, 2020)
- Region of Peel (dated October 28, 2020)

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated April 7, 2021)
- City of Mississauga, Transportation and Works Department (dated April 7, 2021)
- City of Mississauga, Community Services Department, Park Planning (dated April 7, 2021)
- Region of Peel (dated April 7, 2021)
- Bell Canada, Right-of-Way (dated April 7, 2021)

CORRESPONDENCE & DISCUSSION

No public comments were received as a result of the 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.

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 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. Kennedy CARRIED

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.

Committee Decision dated at the City of Mississauga on April 22, 2021.

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

I certify this is copy of the decision of the Committee's decision given on April 22, 2021

"D. RUSNOV"

DIANA RUSNOV – CITY – CLERK

For a signed copy of this document
please call 905-615-3200 ext. 2408
or email

Committee.Adjustment@mississauga.ca

A copy of Section 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 12, 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 53 of The Planning Act R.S.O. 1990, C.P.13, as amended.

Application for the property located at **0 Hurontario Street.**

Date of Hearing on Thursday April 15, 2021

Date Decision Signed by the Committee April 22, 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 1:14p.m.

APPLICATION DETAILS

The applicant requests the approval of the Committee to sever a parcel of land for the creation of a new lot. The parcel of land has a frontage of approximately 40.32m (132.28ft) and an area of approximately 2.29ac (0.93ha).

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

BACKGROUND

On October 8, 2020, S. Bacani, agent, attended and requested to defer the application to meet with staff and discuss the requested conditions.

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

- City of Mississauga, Planning and Building Department (dated October 6, 2020)
- City of Mississauga, Transportation and Works Department (dated October 6, 2020)
- City of Mississauga, Community Services Department, Park Planning (dated October 6, 2020)
- Region of Peel (dated October 6, 2020)

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated April 7, 2021)
- City of Mississauga, Transportation and Works Department (dated April 7, 2021)
- City of Mississauga, Community Services Department, Park Planning (dated April 7, 2021)
- Region of Peel (dated April 7, 2021)

CORRESPONDENCE & DISCUSSION

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

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

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

DECISION

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

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

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

MOVED BY: D. George

The Decision of the Committee is:

APPLICATION APPROVED ON CONDITIONS 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.

Committee Decision dated at the City of Mississauga on April 22, 2021

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

I certify this is copy of the decision of the Committee's decision given on April 22, 2021

"D. RUSNOV"

DIANA RUSNOV – CITY – CLERK

For a signed copy of this document
please call 905-615-3200 ext. 2408
or email

Committee.Adjustment@mississauga.ca

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

Date of Mailing: April 23, 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 May 13, 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 23, 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 April 7, 2021.

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

Transportation and Works Comments

This department has no objections to the applicant's request where the intent is to create a new lot which will have frontage onto Maritz Drive, Longside Drive and also the existing Public Access Easement. It should be noted that under previous Consent Applications the Public Access Easement was established and remains on title of the subject lands. The Public Access Easement is located abutting the easterly portion of the proposed lot and extends from Longside Drive to Skyway Drive.

Should Committee see merit in the applicant's request we are providing the following conditions/requirements to be imposed as conditions of approval:

A. Items Required Prior to the Issuance of Final Consent

1. 0.3m Reserve Requirement on Hurontario Street and Skyway Drive

The applicant will be required to make the appropriate arrangements to provide a 0.3m Reserve along the Hurontario Street frontage across the retained lands and also a 0.3m reserve along the Skyway Drive frontage from the east limit of the existing Public Access Easement to Hurontario Street (including the sight triangle).

Should additional clarification or information be required with regard to the 0.3m Reserve, please contact Lahini Senthil-kumaran at 905 615-3200 ext. 5798 or lahini.senthil-kumaran@mississauga.ca.

2. Fee Requirements as Per Fees and Charges By-Law

As per the City of Mississauga's Fees and Charges By-law there will be a fee required to be paid to the Legal Services Department for their services, in particular for the preparation of legal documents. The fee amount payable will be in accordance with the current Fees and Charges Bylaw and be submitted to the Transportation and Works Department in the form of a certified cheque.

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 lands. For further information, please contact Susie Tasca at (905) 615-3200 ext. 3088 or susie.tasca@mississauga.ca

For further information regarding the above noted comments, please contact Tony Iacobucci at (905) 615-3200 ext. 5129 or tony.iacobucci@mississauga.ca

B. General Information

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

1. Site Plan Approval

Any re-development of the subject lands will require the owner obtaining Site Plan Approval where any site specific conditions/requirements relating to detailed lot grading and drainage, servicing, access, etc. will be addressed.

2. Drainage Proposal/Storm Sewer Outlet

We are noting for information purposes that the applicant has submitted a Drainage Proposal prepared by Trafalgar Engineering (dated March 31, 2021) for this department's review/approval to address our previous requirement for a Drainage Proposal. The Drainage Proposal submitted has been reviewed by staff and confirms that by controlling the subject site's storm discharge to the "spare capacity" within the existing 300mm storm sewer on Maritz Drive and by providing the required storage attenuation on the subject site, a connection to the 300mm diameter storm sewer on Maritz would not adversely affect the municipal storm sewer system.

In view of the above we are satisfied with the submitted Drainage Proposal and any further storm drainage requirements can adequately be addressed through the future Site Plan Application and Building Permit Process.

Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

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 **66 Thomas Street**.
Date of Hearing on Thursday April 15, 2021
Date Decision Signed by the Committee April 22, 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 1:18p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance 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.

R. Palmieri, 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 April 7, 2021)
- City of Mississauga, Transportation and Works Department (dated April 7, 2021)
- Region of Peel (dated April 7, 2021)
- Credit Valley Region Conservation (dated April 7, 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: D. Cook CARRIED

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.

Committee Decision dated at the City of Mississauga on April 22, 2021.

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

I certify this is copy of the decision of the Committee's decision given on April 22, 2021

"D. RUSNOV"

DIANA RUSNOV – CITY – CLERK

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or email

Committee.Adjustment@mississauga.ca

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **May 12, 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 **194 Wyndham Street**.
Date of Hearing on Thursday April 15, 2021
Date Decision Signed by the Committee April 22, 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 1:21p.m.

APPLICATION DETAILS

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

1. A rear yard of 6.43m (approx. 21.10ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard of 7.50m (approx. 24.61ft) 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 5.50m (approx. 18.04ft) in this instance;
3. A front yard measured to the garage of 6.96m (approx. 22.83ft) whereas By-law 0225-2007, as amended, requires a minimum front yard measured to the garage of 7.50m (approx. 24.61ft) in this instance; and
4. A front yard measured to the dwelling of 6.96m (approx. 22.83ft) whereas By-law 0225-2007, as amended, requires a minimum front yard measured to the dwelling of 7.50m (approx. 24.61ft) in this instance.

S. Chitale, 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 April 7, 2021)
- City of Mississauga, Transportation and Works Department (dated April 7, 2021)
- Region of Peel (dated April 7, 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 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.

Committee Decision dated at the City of Mississauga on April 22, 2021.

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

I certify this is copy of the decision of the Committee's decision given on April 22, 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 12, 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 **2495 & 2505 Speakman Drive.**
Date of Hearing on Thursday April 15, 2021
Date Decision Signed by the Committee April 22, 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 1:26p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance 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 (approx. 14.76ft) 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 (approx. 16.40ft) or the required yard/setback in this instance.

K. Franklin, 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 April 7, 2021)
- City of Mississauga, Transportation and Works Department (dated April 7, 2021)
- City of Mississauga, Community Services Department, Park Planning (dated April 7, 2021)
- Region of Peel (dated April 7, 2021)
- Credit Valley Region Conservation (dated April 7, 2021)

CORRESPONDENCE & DISCUSSION

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

DECISION

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

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

MOVED BY: J. Page CARRIED

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.

Committee Decision dated at the City of Mississauga on April 22, 2021.

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

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"D. RUSNOV"

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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 12, 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 **1161 Mirada Place**.
Date of Hearing on Thursday April 15, 2021
Date Decision Signed by the Committee April 22, 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 gross floor area of 397.05sq.m (approx. 4273.81sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 362.52sq.m (approx. 3902.12sq.ft) 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 (approx. 22.38ft) 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. An interior side yard of 2.42m (approx. 7.94ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 3.00m (approx. 9.84ft) in this instance; and
5. An exterior side yard of 6.09m (approx. 19.98ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side 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 April 7, 2021)
- City of Mississauga, Transportation and Works Department (dated April 7, 2021)
- Region of Peel (dated April 7, 2021)

CORRESPONDENCE & DISCUSSION

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.

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 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.

Committee Decision dated at the City of Mississauga on April 22, 2021.

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

I certify this is copy of the decision of the Committee's decision given on April 22, 2021

"D. RUSNOV"

DIANA RUSNOV – CITY – CLERK

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or email

Committee.Adjustment@mississauga.ca

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **May 12, 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 **7076 Old Mill Lane**.
Date of Hearing on Thursday April 15, 2021
Date Decision Signed by the Committee April 22, 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 1:46p.m.

APPLICATION DETAILS

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

1. A gross floor area of 262.00sq.m (approx. 2820.14sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 253.22sq.m (approx. 2725.64sq.ft) 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 (approx. 25.62ft) whereas By-law 0225-2007, as amended, requires a minimum front yard measured to the house of 9.00m (approx. 29.53ft) in this instance;
4. A front yard measured to a deck of 6.72m (approx. 22.05ft) whereas By-law 0225-2007, as amended, requires a minimum front yard measured to a deck of 7.40m (approx. 24.28ft) in this instance;
5. An interior side yard of 1.51m (approx. 4.95ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard 1.80m (approx. 5.91ft) in this instance;
6. An interior side yard measured to a garage of 1.80m (approx. 5.91ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard measured to a garage of 4.20m (approx. 13.78ft) in this instance;
7. A rear yard of 1.28m (approx. 4.20ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard of 7.50m (approx. 24.61ft) in this instance;
8. A rear yard measured to an open porch of 1.17m (approx. 3.84ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard measured to an open porch of 2.50m (approx. 8.20ft) in this instance;
9. A combined width of side yards of 3.31m (approx. 10.86ft) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 8.44m (approx. 27.69ft) in this instance;
10. A building height measured to the highest ridge of 7.88m (approx. 25.85ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured to the highest ridge of 7.50m (approx. 24.61ft) in this instance; and
11. A building height of a garage of 5.41m (approx. 17.75ft) whereas By-law 0225-2007, as amended, permits a maximum building height of a garage of 4.60m (approx. 15.09ft) in this instance.

C. 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 April 7, 2021)
- City of Mississauga, Transportation and Works Department (dated April 7, 2021)
- City of Mississauga, Community Services Department, Park Planning (dated April 7, 2021)
- Region of Peel (dated April 7, 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 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.

Committee Decision dated at the City of Mississauga on April 22, 2021.

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

I certify this is copy of the decision of the Committee's decision given on April 22, 2021

"D. RUSNOV"

DIANA RUSNOV – CITY – CLERK

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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 12, 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 **1530 Indian Grove**.
Date of Hearing on Thursday April 15, 2021
Date Decision Signed by the Committee April 22, 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 allow the construction of a new house proposing:

1. A gross floor area of 664.42sq.m (approx. 7151.76sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 656.72sq.m (approx. 7068.88sq.ft) in this instance;
2. A dwelling depth of 21.63m (approx. 70.96ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00m (approx. 65.62ft) in this instance;
3. A combined width of side yards of 6.16m (approx. 20.21ft) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 6.42m (approx. 21.06ft) in this instance;
4. A building height of 9.66m (approx. 31.69ft) whereas By-law 0225-2007, as amended, permits a maximum building height of 9.50m (approx. 31.17ft) in this instance; and
5. A building height of measured to the eaves of 7.21m (approx. 23.65ft) 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.

J. Huether, 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 April 7, 2021)
- City of Mississauga, Transportation and Works Department (dated April 7, 2021)
- Region of Peel (dated April 7, 2021)

CORRESPONDENCE & DISCUSSION

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.

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

MOVED BY: D. George CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

To allow the construction of a new 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.

Committee Decision dated at the City of Mississauga on April 22, 2021.

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

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"D. RUSNOV"

DIANA RUSNOV – CITY – CLERK

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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 12, 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 **3830 Milkwood Crescent**.
Date of Hearing on Thursday April 15, 2021
Date Decision Signed by the Committee April 22, 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 applicants request the Committee to approve a minor variance to allow the construction of a below grade entrance on the subject property proposing an exterior side yard of 1.12m whereas By-law 0225-2007, as amended, requires a minimum exterior side yard of 1.20m in this instance.

M. Saddiqui., 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 April 7, 2021)
- City of Mississauga, Transportation and Works Department (dated April 7, 2021)
- Region of Peel (dated April 7, 2021)

CORRESPONDENCE & DISCUSSION

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.

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 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

Committee Decision dated at the City of Mississauga on April 22, 2021.

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

I certify this is copy of the decision of the Committee's decision given on April 22, 2021

"D. RUSNOV"

DIANA RUSNOV – CITY – CLERK

For a signed copy of this document
please call 905-615-3200 ext. 2408
or email

Committee.Adjustment@mississauga.ca

A copy of Section 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 12, 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 **1800 Mississauga Road**.
Date of Hearing on Thursday April 15, 2021
Date Decision Signed by the Committee April 22, 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 applicant requests the Committee to approve a minor variance to allow the construction of a new house proposing:

1. A front yard measured to a porch inclusive of stairs of 5.65m (approx. 18.54ft) whereas By-law 0225-2007, as amended, requires a minimum front yard measured to a porch inclusive of stairs of 7.00m (approx. 22.97ft) in this instance;
2. An interior side yard of 2.40m (approx. 7.87ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard ranging 3.00m to 6.00m (approx. 9.84ft – 19.69ft) 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.

J. Lohmus, 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 April 7, 2021)
- City of Mississauga, Transportation and Works Department (dated April 7, 2021)
- Region of Peel (dated April 7, 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: J. Page CARRIED

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.

Committee Decision dated at the City of Mississauga on April 22, 2021.

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

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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 **1212 Dundas Street West**.
Date of Hearing on Thursday April 15, 2021
Date Decision Signed by the Committee April 22, 2021

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

No Member declared a pecuniary interest for this application.

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

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow a take-out restaurant proposing a setback measured within 60m (approx. 196.85ft) of a Residential Zone whereas By-law 0225-2007, as amended, does not permit a take-out restaurant within 60m (approx. 196.85ft) of a Residential Zone in this instance.

M. Khalil, 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 April 7, 2021)
- City of Mississauga, Transportation and Works Department (dated April 7, 2021)
- Region of Peel (dated April 7, 2021)

CORRESPONDENCE & DISCUSSION

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.

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

MOVED BY: D. Cook CARRIED

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.

Committee Decision dated at the City of Mississauga on April 22, 2021.

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

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **May 12, 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 **4100 Pheasant Run**.
Date of Hearing on Thursday April 15, 2021
Date Decision Signed by the Committee April 22, 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 2:34p.m.

APPLICATION DETAILS

The applicants request the Committee to approve a minor variance 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 (approx. 0.33ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 0.61m (approx. 2.00ft) in this instance;
2. A rear yard to the deck of 0.20m (approx. 0.66ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard of 1.50m (approx. 4.92ft) in this instance;
3. A westerly side yard to the deck of 0.20m (approx. 0.66ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 0.61m (approx. 2.00ft) in this instance;
4. An easterly side yard to the stone patio of 0.10m (approx. 0.33ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 0.61m (approx. 2.00ft) in this instance; and
5. An easterly side yard to the back deck of 0.40m (approx. 1.31ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 0.61m (approx. 2.00ft) in this instance.

J. Pinheiro, co-owner, attended and presented evidence and comment in support of the application.

BACKGROUND

On November 5, 2020, J. Pinheiro and N. Bosch, owner, requested to defer the application to work with the Transportation and Works Department staff to resolve the drainage issues.

The Committee consented to the request and deferred the application until further notice and advised to find alternative solutions regarding the drainage.

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated October 28, 2020)
- City of Mississauga, Transportation and Works Department (dated October 28, 2020)
- Region of Peel (dated October 28, 2020)
- Correspondence was received from one area resident expressing concerns for the subject application.
- Correspondence was received from three area resident expressing no objection for the application.
- A petition of no objection signed by six area residents was received through the applicant.

- One area residents appeared before the Committee and objected the application. Concerns included drainage and property values.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated April 7, 2021)
- City of Mississauga, Transportation and Works Department (dated April 7, 2021)
- Region of Peel (dated April 7, 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.
- 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.

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 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.

Committee Decision dated at the City of Mississauga on April 22, 2021.

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

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NOTES:

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