

Location: VIRTUAL HEARING
Hearing: MAY 13, 2021 AT 1:00 P.M.

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

DEFERRED APPLICATIONS (CONSENT)

B-28/21 A-161/21 A-162/21	CITY PARK (TESTON RD) INC	1078 ROOSEVELT RD	1	Approved (AC)
B-30/21	PASQUALE & OFELIA NASTURZIO	428 TEDWYN DR	7	Approved (AC, AA) Approved (AC)

NEW APPLICATIONS (MINOR VARIANCE)

A-155/21	PARDEEP & NEELAM ATRE	1638 BRISTOL RD W	6	Approved (AA, ACP)
A-158/21	SUNCOR ENERGY INC	2990 BRITANNIA RD W	9	Deferred
A-159/21	SUNCOR ENERGY INC	5835 AIRPORT RD	5	Approved
A-166/21	ZITO & JANET BACCARANI	119 ANGELENE ST	1	Approved
A-169/21	BALAKUMAR PILLAI	268 ANTHONY AVE	5	Approved
A-172/21	TARIQ AYUBI & SAMIRA NAGDEE	4152 STONEMASON CRES	8	Approved
A-173/21	RYAN & ALINA BURTON	2812 TRADEWIND DR	9	Deferred
A-185/21	QUEENSWAY NOODLES LTD.	3485 SEMENYK CRT	6	Approved (AA)

DEFERRED FILES (MINOR VARIANCE)

A-238/20	KYLIE CAMPBELL	1064 GREAVES AVE	1	Approved (AA, AC)
A-460/19	ANTONETTE BORG ESTRELA & JOSE B ESTRELA	1499 TROTWOOD AVE	1	Approved (AA, ACP)

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 **1078 Roosevelt Road.**

Date of Hearing on Thursday May 13, 2021

Date Decision Signed by the Committee May 20, 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 has a frontage of approximately 14.00m (45.93ft) and an area of approximately 716.00sq.m (7706.96sq.ft).

J. Levac, 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 May 5, 2021)
- City of Mississauga, Transportation and Works Department (dated May 5, 2021)
- City of Mississauga, Community Services Department, Park Planning (dated May 5, 2021)
- Region of Peel (dated May 5, 2021)
- CN Rail. (dated May 5, 2021)
- Bell Canada, Right-of-Way (dated May 5, 2021)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from one area resident expressing objection for 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 written 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: J. Page

The Decision of the Committee is:

APPLICATION APPROVED ON CONDITIONS AS STATED IN APPENDIX A:

To sever a parcel of land for the creation of a new lot. The parcel has a frontage of approximately 14.00m and an area of approximately 716.00sq.m.

CONDITIONS:

1. The variance application approved under File(s) A161/21 & A162/21 must be finalized.

Committee Decision dated at the City of Mississauga on May 20, 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 May 20, 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: May 21, 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 June 10, 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 May 21, 2022

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

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

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 (A161-162/21).
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 May 5, 2021.
5. A letter shall be received from the City of Mississauga, Community Services Department, Park Planning Division, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated May 5, 2021.

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

Transportation and Works Comments

Should Committee see merit in the applicant's request we are providing the following conditions/requirements for Committee's consideration:

A. Items Required Prior to the Issuance of Final Consent

1. Overall Grading and Drainage Plan

The applicant's consulting engineer will be required to prepare an Overall Grading and Drainage Plan which contains sufficient details to ensure grading compatibility with the adjacent lands and submit the grading and drainage proposal to this department for review/approval.

2. Municipal Address Requirement

Prior to the issuance of final consent, satisfactory arrangements are to be made with Corporate Services Department, Information Technology Division, Digital Services & Mobility Section, Geospatial Solutions Group for the creation of new municipal addresses for the severed and retained lands. For further information, please contact Susie Tasca at (905) 615-3200 ext. 3088 or susie.tasca@mississauga.ca

For further information regarding the above noted comments, please contact John Salvino at (905) 615-3200 ext. 5183 or john.salvino@mississauga.ca

B. GENERAL INFORMATION

1. Lot Grading and Drainage

We advise the applicant that issuance of any building permits for the new dwelling(s) will be subject to the owner submitting a certified lot grading and drainage plan to this Department for review/approval. The grading and drainage plan is to contain sufficient detail to ensure grading compatibility with the adjacent properties. In addition, the owner will be required to submit the applicable lot grading and municipal services protection deposits.

2. Servicing

All costs incurred in providing any service laterals will be the responsibility of the owner. The owner will also be responsible for all costs incurred for the required road reinstatement (if required). If the service connections are to be installed by a private contractor retained by the owner, issuance of an open cut permit will be subject to the owner depositing adequate securities with the City to guarantee proper road reinstatement.

3. Access

The applicant will be required to apply for Access Modification Permits prior to Site Plan Approval and/or Building Permit Issuance. We advise the applicant that all costs incurred in providing any new driveway

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

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

4. Storm Sewer Outlet

The applicant is advised that there is no storm sewer available in front of this site (ditches only), so a sump pump will be required to discharge the weeping tile. The applicant is encouraged to design the basement elevation to be 1 metre above the obvert of the storm sewer on the street to eliminate the need for a sump pump.

Please note that in cases of a high groundwater table where a sump pump could run continuously if a sump pump was implemented, the applicants should consider raising the basement elevation to be at least 1.0 meter above the groundwater level. It is the owner's responsibility to satisfy themselves with these conditions as the City has no obligation to address any concerns with the operating conditions of private sump pump systems

Transportation and Works Department comments/requirements related to the Minor Variance applications will be addressed through Consent application 'B' 28/21.

Comments Prepared by: John Salvino, Development Engineering Technologist

Parks, Forestry & Environment

The Park Planning Section of the Community Services Department has reviewed the consent application and advises as follows.

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

1. The applicant shall provide a cash contribution of \$1,214.24 for planting of two (2) street tree on Roosevelt Road. This figure is subject to the most recent Fees and Charges By-law at the time of payment and is therefore subject to change.

In addition, Community Services notes the following:

1. Payment for street tree fees and charges can be made at the Parks and Forestry customer service counter located at 950 Burnhamthorpe Road West in the form of a certified cheque, bank draft, or money order payable to the City of Mississauga. Please contact Jim Greenfield regarding the Covid-19 interim payment process.
2. Prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O. 1990, C.P. 13, as amended) and in accordance with the City's policies and by-laws.

Should further information be required, please contact Jim Greenfield, Park Planner, Community Services Department at 905-615-3200 ext. 8538 or via email jim.greenfield@mississauga.ca.

Comments Prepared by: Jim Greenfield, Park Planner

Decision of the Mississauga Committee of Adjustment under
Section 45(1) OR (2) of The Planning Act R.S.O. 1990, c.P.13, as amended.
Application for the property located at **1078 Roosevelt Road.**
Date of Hearing on Thursday May 13, 2021
Date Decision Signed by the Committee May 20, 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 severed lands of application B28/21 to allow the construction of a new house proposing a lot frontage of 14.00m (approx. 45.93ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m (approx. 49.21ft) in this instance.

J. Levac, 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 May 5, 2021)
- City of Mississauga, Transportation and Works Department (dated May 5, 2021)
- City of Mississauga, Community Services Department, Park Planning (dated May 5, 2021)
- Region of Peel (dated May 5, 2021)
- CN Rail. (dated May 5, 2021)
- Bell Canada, Right-of-Way (dated May 5, 2021)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from one area resident expressing objection for the subject application.

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

DECISION

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

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

MOVED BY: J. Page CARRIED

The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO CONDITIONS:

For the severed lands of application B28/21 to allow the construction of a new house proposing a lot frontage of 14.00m whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m in this instance.

CONDITION(S):

1. Variance(s) approved under file(s) A161/21 & A162/21 shall lapse if the consent application under file B28/21 is not finalized within the time prescribed by legislation.

Committee Decision dated at the City of Mississauga on May 20, 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 May 20, 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 **June 9, 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 **1078 Roosevelt Road.**
Date of Hearing on Thursday May 13, 2021
Date Decision Signed by the Committee May 20, 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 of application B28/21 to allow the construction of a new house proposing:

1. A lot area of 491.00sq.m (approx. 5285.08sq.ft) whereas By-law 0225-2007, as amended, requires a minimum lot area of 550.00sq.m (approx. 5920.15sq.ft) in this instance;
2. A lot frontage of 14.00m (approx. 45.93ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m (approx. 49.21ft) in this instance; and
3. A side yard measured to a second storey of 1.20m (approx. 3.94ft) whereas By-law 0225-2007, as amended, requires a minimum side yard measured to a second storey of 1.80m (approx. 5.91ft) in this instance.

J. Levac, 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 May 5, 2021)
- City of Mississauga, Transportation and Works Department (dated May 5, 2021)
- City of Mississauga, Community Services Department, Park Planning (dated May 5, 2021)
- Region of Peel (dated May 5, 2021)
- CN Rail. (dated May 5, 2021)
- Bell Canada, Right-of-Way (dated May 5, 2021)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from one area resident expressing objection for the subject application.

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

DECISION

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

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

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

MOVED BY: J. Page CARRIED

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITIONS:

For the retained lands of application B28/21 to allow the construction of a new house proposing:

1. A lot area of 491.00sq.m whereas By-law 0225-2007, as amended, requires a minimum lot area of 550.00sq.m in this instance;
2. A lot frontage of 14.00m whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m in this instance; and
3. A side yard measured to a second storey of 1.25m whereas By-law 0225-2007, as amended, requires a minimum side yard measured to a second storey of 1.80m in this instance.

CONDITION(S):

1. Variance(s) approved under file(s) A161/21 & A162/21 shall lapse if the consent application under file B28/21 is not finalized within the time prescribed by legislation.

Committee Decision dated at the City of Mississauga on May 20, 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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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 **June 9, 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 **428 Tedwyn Drive.**

Date of Hearing on Thursday May 13, 2021

Date Decision Signed by the Committee May 20, 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 1:12p.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 17.72m (58.14ft) and an area of approximately 800.50sq.m (8,616.51sq.ft).

M. Kemerer, 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 May 5, 2021)
- City of Mississauga, Transportation and Works Department (dated May 5, 2021)
- Region of Peel (dated May 5, 2021)
- Bell Canada, Right-of-Way (dated May 5, 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 17.72m and an area of approximately 800.50sq.m.

Committee Decision dated at the City of Mississauga on May 20, 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 May 20, 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: May 21, 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 June 10, 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 May 21, 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 Bell Canada, Right-of-way, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated May 5, 2021.

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

Bell Canada

Subsequent to review of the Severance Application by our local Engineering Department it has been identified that Bell Canada will require a transfer of easement over these lands, to protect existing rear-lot buried facilities, supply service to the properties and to maintain service in the area. According to our records, Bell has buried cable that runs parallel to the southeast property boundary at 428 TEDWYN DR and is found approximately 0.9m from the rear lot boundary. We request the easement be the full length of the facilities as it falls within the applicant's lands and as shown on the attached sketch.

Bell Canada would like to confirm that a blanket easement over the lands or a 3.0m wide corridor to be measured 1.5m on either side of the buried cable as can be accommodated would satisfy our needs. With respect to the buried plant, it will be necessary for the surveyor to arrange for a cable locate to identify its location.

Since the easement is necessary in order to provide and maintain service to this area, all costs associated with this transaction is the responsibility of the landowner. Compensation should be set to the nominal amount of \$2.00 for the acquisition of these rights. Additionally, Bell Canada requires separate, registered postponements for any mortgages and certification of title.

We hope this proposal meets with your approval and request a copy of the Committee of Adjustments decision. We look forward to the owners' Solicitor contacting us with a draft reference plan and accompanying draft easement documents for our approval prior to registration, along with an acknowledgement and direction for our execution.

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 **1638 Bristol Road West**.
Date of Hearing on Thursday May 13, 2021
Date Decision Signed by the Committee May 20, 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 1:18p.m.

APPLICATION DETAILS

The applicants request the Committee to approve a minor variance to allow a widened driveway on the subject property proposing a driveway width of 10.0m (approx. 32.8ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.0m (approx. 19.7ft) in this instance.

P. Atre, owner, attended and presented evidence and comment in support of the application.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated May 5, 2021)
- City of Mississauga, Transportation and Works Department (dated May 5, 2021)
- Region of Peel (dated May 5, 2021)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

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

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

MOVED BY: J. Page CARRIED

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITIONS:

To allow a widened driveway on the subject property proposing a driveway width of 7.5m whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.0m 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 May 20, 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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"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 **June 9, 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 **5835 Airport Road**.
Date of Hearing on Thursday May 13, 2021
Date Decision Signed by the Committee May 20, 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 1:31p.m.

APPLICATION DETAILS

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

1. A gross floor area of an accessory take-out restaurant of 69.00sq.m (approx. 741.71sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of an accessory take-out restaurant of 30.00sq.m (approx. 322.92sq.ft) in this instance; and
2. 6 indoor seats whereas By-law 0225-2007, as amended, does not permit indoor seating in this instance.

S. Popovich, 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 May 5, 2021)
- City of Mississauga, Transportation and Works Department (dated May 5, 2021)
- Region of Peel (dated May 5, 2021)
- Trans-Northern Pipelines (May 11, 2021)

CORRESPONDENCE & DISCUSSION

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

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

DECISION

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

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

MOVED BY: J. Page CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

To allow an accessory restaurant proposing:

1. A gross floor area of an accessory take-out restaurant of 69.00sq.m whereas By-law 0225-2007, as amended, permits a maximum gross floor area of an accessory take-out restaurant of 30.00sq.m in this instance; and
2. 6 indoor seats whereas By-law 0225-2007, as amended, does not permit indoor seating in this instance.

Committee Decision dated at the City of Mississauga on May 20, 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 May 20, 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 **June 9, 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 **119 Angelene Street**.
Date of Hearing on Thursday May 13, 2021
Date Decision Signed by the Committee May 20, 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 1:34p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow an accessory structure (shed) proposing a lot coverage of 39.30% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% in this instance.

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

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated May 5, 2021)
- City of Mississauga, Transportation and Works Department (dated May 5, 2021)
- Region of Peel (dated May 5, 2021)

CORRESPONDENCE & DISCUSSION

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

DECISION

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

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

MOVED BY: W. Shahrukh CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

To allow an accessory structure (shed) proposing a lot coverage of 39.30% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% in this instance.

Committee Decision dated at the City of Mississauga on May 20, 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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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 **June 9, 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 **268 Anthony Avenue**.
Date of Hearing on Thursday May 13, 2021
Date Decision Signed by the Committee May 20, 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 1:36p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow a below grade entrance proposing an interior side yard setback of 0.61m (approx. 2.00ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 1.20m (approx. 3.94ft) in this instance.

T. Rai, 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 May 5, 2021)
- City of Mississauga, Transportation and Works Department (dated May 5, 2021)
- Region of Peel (dated May 5, 2021)

CORRESPONDENCE & DISCUSSION

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

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

DECISION

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

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

MOVED BY: D. Cook CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

To allow a below grade entrance proposing an interior side yard setback of 0.61m whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 1.20m in this instance.

Committee Decision dated at the City of Mississauga on May 20, 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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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 **June 9, 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 **2812 Tradewind Drive**.
Date of Hearing on Thursday May 13, 2021
Date Decision Signed by the Committee May 20, 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 1:38p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the construction of an inground pool proposing 1.52m (approx. 4.99ft) from a G1 Zone (Greenlands) whereas By-law 0225-2007, as amended, requires a minimum setback to a G1 Zone of 5.00m (approx. 16.40ft) in this instance.

T. Ayubi, owner, attended and presented evidence and comment in support of the application.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated May 5, 2021)
- City of Mississauga, Transportation and Works Department (dated May 5, 2021)
- City of Mississauga, Community Services Department, Park Planning (dated May 5, 2021)
- Region of Peel (dated May 5, 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.

One area residents appeared before the Committee and asked question regarding the application and expressed no objection for the application.

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

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

MOVED BY: J. Kwast CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

To allow the construction of an inground pool proposing 1.52m from a G1 Zone (Greenlands) whereas By-law 0225-2007, as amended, requires a minimum setback to a G1 Zone of 5.00m in this instance.

Committee Decision dated at the City of Mississauga on May 20, 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 May 20, 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 **June 9, 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 **3485 Semenyk Court**.
Date of Hearing on Thursday May 13, 2021
Date Decision Signed by the Committee May 20, 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 1:45p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow a patio in an exterior side yard and landscape buffer, whereas By-law 0225-2007, as amended, does not permit a patio in an exterior side yard or landscape buffer in this instance.

S. O'Reilly, 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 May 5, 2021)
- City of Mississauga, Transportation and Works Department (dated May 5, 2021)
- Region of Peel (dated May 5, 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:

1. Proposing an Outdoor patio on the property whereas, Bylaw 0225-2007, as amended does not permit an outdoor patio in this instance.
2. Proposing an outdoor patio to be within the required 4.5m landscape buffer whereas, By-law 0225-2007, as amended, does not permit anything to be within the required 4.5m landscape buffer in this instance.

Committee Decision dated at the City of Mississauga on May 20, 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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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 **June 9, 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 **1064 Greaves Avenue**.
Date of Hearing on Thursday May 13, 2021
Date Decision Signed by the Committee May 20, 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 1:49p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow a side yard setback measured to hard landscaping of 0.00m whereas By-law 0225-2007, as amended, requires a minimum side yard setback measured to hard landscaping of 1.20m (approx. 3.94ft) in this instance.

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

BACKGROUND

On August 25, 2020, K. Garside, agent, attended and deferred the application to speak with staff.

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

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated August 19, 2020)
- City of Mississauga, Transportation and Works Department (dated August 19, 2020)
- Region of Peel (dated August 19, 2020)
- One letter of objection received from an area resident.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated May 5, 2021)
- City of Mississauga, Transportation and Works Department (dated May 5, 2021)
- Region of Peel (dated May 5, 2021)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from one area resident expressing objection for the subject application.

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

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

MOVED BY: D. George CARRIED

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITIONS:

To allow a side yard setback measured to hard landscaping of 0.29m whereas By-law 0225-2007, as amended, requires a minimum side yard setback measured to hard landscaping of 1.20m in this instance.

CONDITION(S):

1. The proposed concrete surface along the north side of the existing garage shall be designed such that the surface drainage will be self-contained within the applicant's own lands and not drain onto the adjacent property to the north.

Committee Decision dated at the City of Mississauga on May 20, 2021.

<u>"S. PATRIZIO"</u> S. PATRIZIO (Chair)	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHAHRUKH"</u> W. SHAHRUKH	ABSENT 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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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 **June 9, 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 **1499 Trotwood Avenue**.
Date of Hearing on Thursday May 13, 2021
Date Decision Signed by the Committee May 20, 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 2:00p.m.

APPLICATION DETAILS

The applicants request the Committee to approve a minor variance to allow the existing driveway to remain proposing:

1. A driveway width of 19.39m (approx. 63.62ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.68ft) in this instance;
2. A front yard landscaped area of 35% of the front yard whereas By-law 0225-2007, as amended, requires a minimum front yard landscaped area of 40% of the front yard in this instance;
3. An easterly driveway setback of 0.20m (approx. 0.66ft) whereas By-law 0225-2007, as amended, requires a minimum driveway setback of 0.60m (approx. 1.96ft) in this instance;
4. A westerly driveway setback of 0.48m (approx. 1.57ft) whereas By-law 0225-2007, as amended, requires a minimum driveway setback of 0.60m (approx. 1.96ft) in this instance; and
5. A driveway width of 11.50m (approx. 37.73) beyond 6.00m (approx. 19.69ft) of the garage face whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m (approx. 27.89ft) beyond 6.00m (approx. 19.69ft) of the garage face in this instance.

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

BACKGROUND

On December 5th, 2019, G. Faraone, agent, attended and presented evidence and comment in support of the application. He indicated he'd had discussions with Planning staff and made some amendments to reduce the required variances.

Committee expressed concerns regarding the extent of the concrete paving. J. Estrela, property co-owner, appeared before the Committee and explained that the concrete paving functioned as a hammerhead in order to provide safe egress from the property. Committee indicated that perhaps the application should be deferred to allow the opportunity to discuss with staff and potentially design a proper hammerhead.

The co-owner of the property requested to defer the application to address staff, neighbours and councillor concerns.

The Committee consented to the request and deferred the application to the March 12th, 2020 hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated November 22, 2019)
- City of Mississauga, Transportation and Works Department (dated November 22, 2019)
- Region of Peel (dated November 19, 2019)

On March 12th, 2020, A. Estrela, and J. Estrela the property owners, requested to defer application to work with staff to redesign the dwelling.

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

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated March 4, 2020)
- City of Mississauga, Transportation and Works Department (dated March 4, 2020)
- Region of Peel (dated March 4, 2020)
- 1 letter of objection from an area resident
- A petition of support signed by 13 area residents

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated May 5, 2021)
- City of Mississauga, Transportation and Works Department (dated May 5, 2021)
- Region of Peel (dated May 5, 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, on balance, any and all submissions made before its decision including one written submission 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 AS AMENDED SUBJECT TO CONDITIONS:

To allow the existing driveway to remain proposing:

1. A driveway width of 11.50 m for that portion of the driveway that is within 6.0 m of the garage face whereas By-law 0225-2007, as amended, permits a maximum driveway width of 10.50 m for that portion of the driveway that is within 6.0m of the garage face and which is providing direct vehicular access to the garage in this instance;
2. A driveway width of 10 m for that portion of the driveway that is beyond 6.0 m of the garage face whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m for that portion of the driveway that is beyond 6.0 m of the garage face in this instance;
3. A walkway attached to a driveway with a width of 3.70m on the west side of the driveway whereas By-law 0225-2007, as amended, permits a walkway attached to a driveway with a maximum width of 1.50m in this instance.

CONDITION(S):

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

Committee Decision dated at the City of Mississauga on May 20, 2021.

<u>"S. PATRIZIO"</u> S. PATRIZIO (Chair)	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHAHRUKH"</u> W. SHAHRUKH	ABSENT 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 May 20, 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.



File: "A" 460/19
WARD 1

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **June 9, 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.