

Location: VIRTUAL HEARING
Hearing: MAY 6, 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-25/21	CARLO VAIRO	1470 PINETREE CRES	1	Approved
B-29/21 A-167/21 A-168/21	AGNESE MINICUCCI	2552 GLENGARRY RD	7	Approved (AC)

NEW APPLICATIONS (MINOR VARIANCE)

A-149/21	JATINDER KALKAT & SUKHBIR KAUR	7602 BENAVALON RD	5	Approved (AA)
A-153/21	JOSEPH LAWRENCE	2819 GULFSTREAM WAY	9	Deferred
A-160/21	ROBERTA BENDERA & FRANCESCO CARACCILO	7113 BASKERVILLE RUN	11	Approved
A-163/21	SNOBAR NASER TAREQ	720 HILLMAN CRES	3	Deferred
A-164/21	1795572 ONTARIO LTD	3080 WINDWOOD DR	9	Approved
A-165/21	PENG JUE	569 FAIRVIEW RD W	7	Refused

DEFERRED FILES (MINOR VARIANCE)

A-17/21	ALI HABEEB & GHADA HAMZA	6612 LISGAR DR	10	Approved
A-63/21	VARINDER SINGH & KIRANPREET KAUR KANDOLA	20 HARROW ST	5	Approved (AA, AC)

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 **2552 Glengarry Road.**
Date of Hearing on Thursday May 6, 2021
Date Decision Signed by the Committee May 13, 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 1:35p.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 15.25m (50.03ft) and an area of approximately 812.50sq.m (8,745.68sq.ft).

H. Mohamed, 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 28, 2021)
- City of Mississauga, Transportation and Works Department (dated April 28, 2021)
- City of Mississauga, Community Services Department, Park Planning (dated April 28, 2021)
- Region of Peel (dated April 28, 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 15.25m and an area of approximately 812.50sq.m.

CONDITIONS:

1. The variance application approved under File(s) A167/21 & A168/21 must be finalized.

Committee Decision dated at the City of Mississauga on May 13, 2021

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

I certify this is copy of the decision of the Committee's decision given on May 13, 2021

"D. RUSNOV"

DIANA RUSNOV – CITY – CLERK

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or email

Committee.Adjustment@mississauga.ca

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

Date of Mailing: May 14, 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 3, 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 14, 2022

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

Appendix A – Conditions of Provisional Consent

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 (A167-168.21).

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 **2552 Glengarry Road**.
Date of Hearing on Thursday May 6, 2021
Date Decision Signed by the Committee May 13, 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 1:35p.m.

APPLICATION DETAILS

A minor variance is requested for the Severed lands (file A167/21) proposing a lot frontage of 15.25m (approx. 50.03ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 22.50m (approx. 73.82ft) in this instance.

H. Mohamed, 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 28, 2021)
- City of Mississauga, Transportation and Works Department (dated April 28, 2021)
- City of Mississauga, Community Services Department, Park Planning (dated April 28, 2021)
- Region of Peel (dated April 28, 2021)

CORRESPONDENCE & DISCUSSION

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

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

DECISION

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

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

MOVED BY: D. George CARRIED

The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO CONDITIONS:

For the Severed lands (file A167/21) a lot frontage of 15.25m whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 22.50m in this instance.

CONDITION(S):

1. Variance(s) approved under file(s) A167/21 & A168/21 shall lapse if the consent application under file B29.21 is not finalized within the time prescribed by legislation.

Committee Decision dated at the City of Mississauga on May 13, 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	ABSENT J. KWAST
<u>"D. COOK"</u> D. COOK	

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DIANA RUSNOV – CITY – CLERK

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **June 2, 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 **2552 Glengarry Road**.
Date of Hearing on Thursday May 6, 2021
Date Decision Signed by the Committee May 13, 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 1:35p.m.

APPLICATION DETAILS

A minor variance is requested for the Retained lands (file A168/21) proposing a lot frontage of 15.25m (approx. 50.03ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 22.50m (approx. 73.82ft) in this instance.

H. Mohamed, 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 28, 2021)
- City of Mississauga, Transportation and Works Department (dated April 28, 2021)
- City of Mississauga, Community Services Department, Park Planning (dated April 28, 2021)
- Region of Peel (dated April 28, 2021)

CORRESPONDENCE & DISCUSSION

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

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

DECISION

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

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

MOVED BY: D. George CARRIED

The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO CONDITIONS:

For the Retained lands (file A168/21) a lot frontage of 15.25m whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 22.50m in this instance.

CONDITION(S):

1. Variance(s) approved under file(s) A167/21 & A168/21 shall lapse if the consent application under file B29.21 is not finalized within the time prescribed by legislation.

Committee Decision dated at the City of Mississauga on May 13, 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	ABSENT 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 2, 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 **7602 Benavon Road**.
Date of Hearing on Thursday May 6, 2021
Date Decision Signed by the Committee May 13, 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 1:39p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the construction of an addition proposing an exterior side yard measured to the second storey of 1.24m (approx. 4.07ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard measured to the second storey of 1.80m (approx. 5.91ft) in this instance.

K. Jaura, 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 28, 2021)
- City of Mississauga, Transportation and Works Department (dated April 28, 2021)
- Region of Peel (dated April 28, 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 an addition proposing an interior side yard measured to the second storey of 1.24m whereas By-law 0225-2007, as amended, requires a minimum interior side yard measured to the second storey of 1.81m in this instance.

Committee Decision dated at the City of Mississauga on May 13, 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 **June 2, 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 **7113 Baskerville Run**.
Date of Hearing on Thursday May 6, 2021
Date Decision Signed by the Committee May 13, 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

The applicant requests the Committee to approve a minor variance to allow an existing shed to remain proposing:

1. A setback measured from the shed to the side lot line of 0.43m (approx. 1.41ft) whereas By-law 0225-2007, as amended, requires a minimum setback measured from a shed to a side lot line of 0.61m (approx. 2.00ft) in this instance; and
2. A setback measured from the shed to the rear lot line of 0.30m (approx. 0.98ft) whereas By-law 0225-2007, as amended, requires a minimum setback measured from a shed to a rear lot line of 0.61m (approx. 2.00ft) in this instance.

R. Bendera, 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 April 28, 2021)
- City of Mississauga, Transportation and Works Department (dated April 28, 2021)
- Region of Peel (dated April 28, 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.
- A petition of no objection was received signed by two area residents.

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 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:

To allow an existing shed to remain proposing:

1. A setback measured from the shed to the side lot line of 0.43m whereas By-law 0225-2007, as amended, requires a minimum setback measured from a shed to a side lot line of 0.61m in this instance; and
2. A setback measured from the shed to the rear lot line of 0.30m whereas By-law 0225-2007, as amended, requires a minimum setback measured from a shed to a rear lot line of 0.61m in this instance.

Committee Decision dated at the City of Mississauga on May 13, 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 2, 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 **3080 Windwood Drive**.
Date of Hearing on Thursday May 6, 2021
Date Decision Signed by the Committee May 13, 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 1:52p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the alteration of the existing parking lot proposing:

1. A landscape buffer of 0.00m whereas By-law 0225-2007, as amended, requires a minimum landscape buffer of 4.50m (approx. 14.76ft) in this instance; and
2. A setback measured from a driveway to a G1 Zone (Greenlands) of 0.00m whereas By-law 0225-2007, as amended, requires a minimum setback measured from a driveway to a G1 Zone of 6.00m (approx. 19.69ft) in this instance.

K. Lo, 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 28, 2021)
- City of Mississauga, Transportation and Works Department (dated April 28, 2021)
- City of Mississauga, Community Services Department, Park Planning (dated April 28, 2021)
- Region of Peel (dated April 28, 2021)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from seven area residents 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 seven written 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 alteration of the existing parking lot proposing:

1. A landscape buffer of 0.00m whereas By-law 0225-2007, as amended, requires a minimum landscape buffer of 4.50m in this instance; and
2. A setback measured from a driveway to a G1 Zone (Greenlands) of 0.00m whereas By-law 0225-2007, as amended, requires a minimum setback measured from a driveway to a G1 Zone of 6.00m in this instance.

Committee Decision dated at the City of Mississauga on May 13, 2021.

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

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"D. RUSNOV"

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 2, 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 **569 Fairview Road West**.
Date of Hearing on Thursday May 6, 2021
Date Decision Signed by the Committee May 13, 2021

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

No Member declared a pecuniary interest for this application.

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

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow a widened driveway proposing a driveway width of 8.00m (approx. 26.25ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.69ft) in this instance.

L. Zeng, 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 28, 2021)
- City of Mississauga, Transportation and Works Department (dated April 28, 2021)
- Region of Peel (dated April 28, 2021)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from two area residents expressing support 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 two written submissions. They have also considered all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and the majority of the members have determined that the application is not minor in nature, is not desirable for the appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law and the Official Plan are not maintained.

Accordingly, the Committee resolves to refuse the request.

MOVED BY: J. Page CARRIED

The Decision of the Committee is:

APPLICATION REFUSED:

To allow a widened driveway proposing a driveway width of 8.00m whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m in this instance.

Committee Decision dated at the City of Mississauga on May 13, 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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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 2, 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 **6612 Lisgar Drive**.
Date of Hearing on Thursday May 6, 2021
Date Decision Signed by the Committee May 13, 2021

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

No Member declared a pecuniary interest for this application.

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

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow a widened driveway on the subject property proposing a driveway width of 7.50m (approx. 24.61ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.69ft) in this instance.

A. Habeeb, owner, attended and presented evidence and comment in support of the application.

BACKGROUND

On January 21, 2021, A. Habeeb, owner, requested to defer the application to meet with staff.

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

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated January 13, 2021)
- City of Mississauga, Transportation and Works Department (dated January 13, 2021)
- Region of Peel (dated January 13, 2021)

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated April 28, 2021)
- City of Mississauga, Transportation and Works Department (dated April 28, 2021)
- Region of Peel (dated April 28, 2021)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

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

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

MOVED BY: D. George CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

To allow a widened driveway on the subject property proposing a driveway width of 7.50m whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m in this instance.

Committee Decision dated at the City of Mississauga on May 13, 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	ABSENT J. KWAST
<u>"D. COOK"</u> D. COOK	

I certify this is copy of the decision of the Committee's decision given on May 13, 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 2, 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 **20 Harrow Street**.
Date of Hearing on Thursday May 6, 2021
Date Decision Signed by the Committee May 13, 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 2:01p.m.

APPLICATION DETAILS

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

1. A lot coverage of 32.48% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% of the lot area in this instance;
2. A gross floor area of 290.24sq.m (approx. 3,124.12sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 248.48sq.m (approx. 2,674.62sq.ft) in this instance; and
3. A height measured to the eaves of 6.6m (approx. 21.7ft) whereas By-law 0225-2007, as amended, permits a maximum height measured to the eaves of 6.4m (approx. 21.0ft) in this instance.

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

BACKGROUND

On March 4, 2021, G. Gill, agent, requested to defer the application for redesign.

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 February 24, 2021)
- City of Mississauga, Transportation and Works Department (dated February 24, 2021)
- Region of Peel (dated February 24, 2021)

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated April 28, 2021)
- City of Mississauga, Transportation and Works Department (dated April 28, 2021)
- Region of Peel (dated April 28, 2021)
- Canadian National Railway Company (dated April 28, 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 SUBJECT TO CONDITIONS:

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

1. A lot coverage of 32.48% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% of the lot area in this instance;
2. A gross floor area of 290.24sq.m whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 248.48sq.m in this instance; and
3. A height measured to the eaves of 6.6m whereas By-law 0225-2007, as amended, permits a maximum height measured to the eaves of 6.4m in this instance; and
4. A lot area of 492.39sq.m whereas By-law 0225-2007, as amended, requires a minimum lot area of 500.00 sq.m in this instance.

CONDITION(S):

1. The following clause should be inserted in all development agreements, offers to purchase, and agreements of Purchase and Sale or Lease of dwelling unit within 300m of the railway right-of-way: "Warning: Canadian National Railway Company or its assigns or successors in interest has or have a rights-of-way within 300 metres from the land the subject hereof. There may be alterations to or expansions of the railway facilities on such rights-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s). CNR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights-of-way."

Committee Decision dated at the City of Mississauga on May 13, 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
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