

Location: VIRTUAL HEARING
Hearing: MAY 27, 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-31/21 A-180/21 A-181/21	MICHAEL WALKER	15 & 17 BROADVIEW AVE	1	Approved AC
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NEW APPLICATIONS (MINOR VARIANCE)

A-145/21	678604 ONTARIO INC	510 DRIFTCURRENT DR	5	Approved AC
A-170/21	CLARKSON VILLAGE PLAZA CORP	1834 LAKESHORE RD W	2	Approved
A-171/21	MAISA & RYAAN OTHMAN	4050 WESTMINSTER PL	3	Deferred
A-176/21	SHARMA & RENU BHARAT	75 MORGON AVE	11	Deferred
A-177/21	PAG COMMERCIAL VEHICLES & PTG MISSISSAUGA ENTERPRISES	7135 KENNEDY RD	5	Approved
A-179/21	SEAN WILSON	1256 MINEOLA GDNS	1	Approved (AA, ACP)
A-182/21	EUROPRO (GTAW) GP INC	6519 MISSISSAUGA RD	11	Approved
A-183/21	3T(1200 LORIMAR) LP	1200-1210 LORIMAR DR	5	Approved
A-184/21	PSCP 884	2960 & 2980 DREW RD	5	Approved
A-186/21	GAVIN & CRISTINA WELLS	1455 GREGWOOD RD	2	Deferred
A-187/21	1917976 ONTARIO INC.	208 QUEEN ST S	11	Approved (AA)
A-188/21	KRISHNA BAHADUR CHHETRI	3091 BONAVENTURE DR	5	Deferred
A-189/21	CLARISSE KIM CRENIAN & DAVID ALFRED WHITE	220 QUEEN ST W	1	Approved
A-190/21	RONALD & ANNIE CROFT	995 GARDNER AVE	1	Deferred

DEFERRED FILES (MINOR VARIANCE)

A-245/20	WESLEY STEELE	6237 MILLER'S GROV	9	Approved (AA, ACP)
A-410/20	TANIA & CHARBEL NOUR	4358 SHELBY CRES	3	Approved (AIP)

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 **15 & 17 Broadview Avenue.**

Date of Hearing on Thursday May 27, 2021

Date Decision Signed by the Committee June 3, 2021

The hearing commenced at approximately 1:04.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:06p.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 8.26m (27.10ft) and an area of approximately 508.82sq.m (5476.89sq.ft).

R. Kossak, agent, attended and presented evidence and comment in support of the application.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated May 19, 2021)
- City of Mississauga, Transportation and Works Department (dated May 19, 2021)
- City of Mississauga, Community Services Department, Park Planning (dated May 19, 2021)
- Region of Peel (dated May 19, 2021)
- Bell Canada, Right-of-Way (dated May 19, 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 8.26m and an area of approximately 508.82sq.m.

CONDITIONS:

1. The variance application approved under File(s) A180.21 & A181.21 must be finalized.

Committee Decision dated at the City of Mississauga on June 3, 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 June 3, 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: June 4, 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 24, 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 June 4, 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 (A180-181/21).
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 19, 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 19, 2021.

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

Transportation and Works Comments

This Department has reviewed the request to create new parcels of land for residential purposes fronting onto Broadview Avenue. 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.

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

We advise the applicant that all costs incurred in providing any new driveway entrance(s) to the subject lands or any modifications/reinstatement required, would be at cost to the owner. 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

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

The storm sewer outlet for this site is the existing 525mm storm sewer on Broadview Ave. Storm connection approval will be required for the weeping tiles if the basement elevation is 1.0 above the obvert of the storm sewer on the street, otherwise a sump pump will be required to discharge the weeping tile to grade. 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.

We are noting that any Transportation and Works Department concerns/requirements for the Minor Variance applications will be addressed under Consent Application 'B' 31/21.

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 Broadview Avenue. 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 **15 & 17 Broadview Avenue**.
Date of Hearing on Thursday May 27, 2021
Date Decision Signed by the Committee June 3, 2021

The hearing commenced at approximately 1:04p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:06p.m.

APPLICATION DETAILS

A minor variance is requested for the Severed lands (file A180/21) and the construction of a new dwelling (semi-detached) proposing:

1. A building height measured to the eaves of 6.71m (approx. 22.01ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured to the eaves of 6.40m (approx. 21.00ft) in this instance; and
2. A building depth of 20.57m (approx. 67.49ft) whereas By-law 0225-2007, as amended, permits a maximum building depth of 20.00m (approx. 65.62ft) in this instance.

R. Kossak, agent, attended and presented evidence and comment in support of the application.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated May 19, 2021)
- City of Mississauga, Transportation and Works Department (dated May 19, 2021)
- City of Mississauga, Community Services Department, Park Planning (dated May 19, 2021)
- Region of Peel (dated May 19, 2021)
- Bell Canada, Right-of-Way (dated May 19, 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. George CARRIED

The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO CONDITIONS:

The construction of a new dwelling (semi-detached) proposing:

1. A building height measured to the eaves of 6.71m whereas By-law 0225-2007, as amended, permits a maximum building height measured to the eaves of 6.40m in this instance; and
2. A building depth of 20.57m whereas By-law 0225-2007, as amended, permits a maximum building depth of 20.00m in this instance.

CONDITION(S):

1. Variance(s) approved under file(s) A180.21 & A181.21 shall lapse if the consent application under file B31.21 is not finalized within the time prescribed by legislation.

Committee Decision dated at the City of Mississauga on June 3, 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 June 3, 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 23, 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 **15 & 17 Broadview Avenue**.
Date of Hearing on Thursday May 27, 2021
Date Decision Signed by the Committee June 3, 2021

The hearing commenced at approximately 1:04p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:06p.m.

APPLICATION DETAILS

A minor variance is requested for the Retained lands (file A181/21) and the construction of a new dwelling (semi-detached) proposing:

1. A building height measured to the eaves of 6.71m (approx. 22.01ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured to the eaves of 6.40m (approx. 21.00ft) in this instance; and
2. A building depth of 20.57m (approx. 67.49ft) whereas By-law 0225-2007, as amended, permits a maximum building depth of 20.00m (approx. 65.62ft) in this instance.

R. Kossak, agent, attended and presented evidence and comment in support of the application.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated May 19, 2021)
- City of Mississauga, Transportation and Works Department (dated May 19, 2021)
- City of Mississauga, Community Services Department, Park Planning (dated May 19, 2021)
- Region of Peel (dated May 19, 2021)
- Bell Canada, Right-of-Way (dated May 19, 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. George CARRIED

The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO CONDITIONS:

The construction of a new dwelling (semi-detached) proposing:

1. A building height measured to the eaves of 6.71m whereas By-law 0225-2007, as amended, permits a maximum building height measured to the eaves of 6.40m in this instance; and
2. A building depth of 20.57m whereas By-law 0225-2007, as amended, permits a maximum building depth of 20.00m in this instance.

CONDITION(S):

1. Variance(s) approved under file(s) A180.21 & A181.21 shall lapse if the consent application under file B31.21 is not finalized within the time prescribed by legislation.

Committee Decision dated at the City of Mississauga on June 3, 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 23, 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 **510 Driftcurrent Drive**.
Date of Hearing on Thursday May 27, 2021
Date Decision Signed by the Committee June 3, 2021

The hearing commenced at approximately 1:04p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:09p.m.

APPLICATION DETAILS

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

R. Palmieri., agent, attended and presented evidence and comment in support of the application.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated May 19, 2021)
- City of Mississauga, Transportation and Works Department (dated May 19, 2021)
- Region of Peel (dated May 19, 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 SUBJECT TO TERMS:

A take-out restaurant within 60m whereas By-law 0225-2007, as amended, does not permit a take-out restaurant within 60m in this instance.

Terms:

1. Hours of operation shall be limited to Sunday – Thursday from 10:00a.m to 10:00pm and Friday – Saturday 10a.m – 12.00p.m.

Committee Decision dated at the City of Mississauga on June 3, 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 June 3, 2021.

"D. RUSNOV"

DIANA RUSNOV – CITY – CLERK

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Committee.Adjustment@mississauga.ca

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **June 23, 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 **1834 Lakeshore Road West**.
Date of Hearing on Thursday May 27, 2021
Date Decision Signed by the Committee June 3, 2021

The hearing commenced at approximately 1:04p.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 Committee to approve a minor variance to allow a medical office proposing 48 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 53 parking spaces in this instance.

C. Brutto, 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 19, 2021)
- City of Mississauga, Transportation and Works Department (dated May 19, 2021)
- Region of Peel (dated May 19, 2021)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- A memorandum was received from Ward Councillor Ras expressing support for the subject application.
- Correspondence was received from one area resident expressing objections 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 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 medical office proposing 48 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 53 parking spaces in this instance.

Committee Decision dated at the City of Mississauga on June 3, 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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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 23, 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 **7135 Kennedy Road**.
Date of Hearing on Thursday May 27, 2021
Date Decision Signed by the Committee June 3, 2021

The hearing commenced at approximately 1:04p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:23p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow alterations to the parking lot proposing a landscape buffer of 2.64m (approx. 8.66ft) whereas By-law 0225-2007, as amended, requires a minimum landscape buffer of 4.50m (approx. 14.76ft) in this instance.

B. Oughtred, agent, attended and presented evidence and comment in support of the application.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated May 19, 2021)
- City of Mississauga, Transportation and Works Department (dated May 19, 2021)
- Region of Peel (dated May 19, 2021)
- Credit Valley Conservation (dated May 19, 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 alterations to the parking lot proposing a landscape buffer of 2.64m whereas By-law 0225-2007, as amended, requires a minimum landscape buffer of 4.50m in this instance.

Committee Decision dated at the City of Mississauga on June 3, 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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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 **1256 Mineola Gardens**.
Date of Hearing on Thursday May 27, 2021
Date Decision Signed by the Committee June 3, 2021

The hearing commenced at approximately 1:04p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:24p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the accessory structures on the subject property proposing:

1. A height of an accessory structure (play equipment) of 4.38m (approx. 14.37ft) whereas By-law 0225-2007, as amended, permits a maximum height of an accessory structure of 3.00m (approx. 9.84ft) in this instance;
2. A height of an accessory structure (shed) of 3.32m (approx. 10.89ft) whereas By-law 0225-2007, as amended, permits a maximum height of an accessory structure of 3.00m (approx. 9.84ft) in this instance; and
3. A setback measured to a lot line from hardscape material of 0.00m whereas By-law 0225-2007, as amended, requires a minimum setback measured to a lot line from hardscape material of 0.61m (approx. 2.00ft) in this instance.

P. Pearson, 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 19, 2021)
- City of Mississauga, Transportation and Works Department (dated May 19, 2021)
- Region of Peel (dated May 19, 2021)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from two area residents expressing objections for the subject application.

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

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

MOVED BY: J. Page CARRIED

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITIONS:

To allow the accessory structures on the subject property proposing:

1. A height of an accessory structure (play equipment) of 4.38m whereas By-law 0225-2007, as amended, permits a maximum height of an accessory structure of 3.00m in this instance;
2. A height of an accessory structure (shed) of 3.32m whereas By-law 0225-2007, as amended, permits a maximum height of an accessory structure of 3.00m in this instance; and
3. A setback measured to a lot line from hardscape material of 0.00m whereas By-law 0225-2007, as amended, requires a minimum setback measured to a lot line form hardscape material of 0.61m in this instance; and
4. A walkway attachment width attached to a driveway of 2.10m whereas By-law 0225-2007, as amended, permits a maximum walkway attachment width attached to a driveway of 1.50m in this instance.

CONDITION(S):

1. A site plan satisfactory to the Secretary-Treasurer shall be submitted showing the setback of the hard surface area.
2. The shed shall be equipped with an eaves trough and down spout directed in such a manor to not impact the adjacent lot behind the shed.

Committee Decision dated at the City of Mississauga on June 3, 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 June 3, 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.



File: "A" 179/21
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 23, 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 **6519 Mississauga Road**.
Date of Hearing on Thursday May 27, 2021
Date Decision Signed by the Committee June 3, 2021

The hearing commenced at approximately 1:04p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:42p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to permit a medical office proposing 314 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 318 parking spaces in this instance.

H. Ramzi, 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 19, 2021)
- City of Mississauga, Transportation and Works Department (dated May 19, 2021)
- Region of Peel (dated May 19, 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: D. Cook CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

To permit a medical office proposing 314 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 318 parking spaces in this instance.

Committee Decision dated at the City of Mississauga on June 3, 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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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 23, 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 **1200-1210 Lorimar Drive**.
Date of Hearing on Thursday May 27, 2021
Date Decision Signed by the Committee June 3, 2021

The hearing commenced at approximately 1:04p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:44p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the industrial condominium proposing 87 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 105 parking spaces.

A. Dales, 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 19, 2021)
- City of Mississauga, Transportation and Works Department (dated May 19, 2021)
- Region of Peel (dated May 19, 2021)

CORRESPONDENCE & DISCUSSION

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

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

DECISION

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

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

MOVED BY: W. Shahrukh CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

To allow the industrial condominium proposing 87 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 105 parking spaces.

Committee Decision dated at the City of Mississauga on June 3, 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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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 23, 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 **2960 & 2980 Drew Road**.
Date of Hearing on Thursday May 27, 2021
Date Decision Signed by the Committee June 3, 2021

The hearing commenced at approximately 1:04p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:48p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow changes of use on the subject property proposing 691 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 712 parking spaces in this instance.

R. Chaku, 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 19, 2021)
- City of Mississauga, Transportation and Works Department (dated May 19, 2021)
- Region of Peel (dated May 19, 2021)
- Credit Valley Conservation (dated May 19, 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 changes of use on the subject property proposing 691 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 712 parking spaces in this instance.

Committee Decision dated at the City of Mississauga on June 3, 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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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 23, 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 **208 Queen Street South**.
Date of Hearing on Thursday May 27, 2021
Date Decision Signed by the Committee June 3, 2021

The hearing commenced at approximately 1:04p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:51p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow a food retail store (Ice Cream) proposing no parking whereas By-law 0225-2007, as amended, requires a minimum of 1 parking spot in this instance.

L. Benamara, 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 19, 2021)
- City of Mississauga, Transportation and Works Department (dated May 19, 2021)
- Region of Peel (dated May 19, 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:

To allow a food retail store (Ice Cream) proposing no parking whereas By-law 0225-2007, as amended, requires a minimum of 2 parking spots in this instance.

Committee Decision dated at the City of Mississauga on June 3, 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 23, 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 **220 Queen Street West**.
Date of Hearing on Thursday May 27, 2021
Date Decision Signed by the Committee June 3, 2021

The hearing commenced at approximately 1:04p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:03p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow a rear deck proposing:

1. A deck encroachment inclusive of stairs into a required rear yard of 8.44m (approx. 27.69ft) whereas By-law 0225-2007, as amended, permits a maximum deck encroachment inclusive of stairs into a required rear yard of 5.00m (approx. 16.40ft) in this instance; and
2. A rear yard setback measured to a door opening of 28.67m (approx. 94.06ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback measured to a door opening of 30.00m (approx. 98.43ft) in this instance.

P. Latoszek, 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 19, 2021)
- City of Mississauga, Transportation and Works Department (dated May 19, 2021)
- Region of Peel (dated May 19, 2021)

CORRESPONDENCE & DISCUSSION

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

DECISION

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

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

MOVED BY: J. Page CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

To allow a rear deck proposing:

1. A deck encroachment inclusive of stairs into a required rear yard of 8.44m whereas By-law 0225-2007, as amended, permits a maximum deck encroachment inclusive of stairs into a required rear yard of 5.00m in this instance; and
2. A rear yard setback measured to a door opening of 28.67m whereas By-law 0225-2007, as amended, requires a minimum rear yard setback measured to a door opening of 30.00m in this instance.

Committee Decision dated at the City of Mississauga on June 3, 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 June 3, 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 23, 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 **6237 Miller's Grove**.
Date of Hearing on Thursday May 27, 2021
Date Decision Signed by the Committee June 3, 2021

The hearing commenced at approximately 1:04p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:06p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the existing accessory structures to remain on the subject property proposing:

1. A rear yard measured to a shed from a G1 Zone of 0.05m (approx. 0.16ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard measured to a shed from a G1 Zone of 5.00m (approx. 16.40ft) in this instance;
2. An occupied area of a shed of 10.14sq.m (approx. 109.15sq.ft) whereas By-law 0225-2007, as amended, permits a maximum occupied area of a shed of 10.00sq.m (approx. 107.64sq.ft) in this instance;
3. A height of a shed of 3.4m (approx. 11.15ft) whereas By-law 0225-2007, as amended, permits a maximum height of 3.00m (approx. 9.84ft) in this instance; and
4. A side yard measured to a shed of 0.05m (approx. 0.16ft) whereas By-law 0225-2007, as amended, requires a minimum side yard measured to a shed of 0.61m (approx. 2.00ft) in this instance.

W. Steele, owner, attended and presented evidence and comment in support of the application.

BACKGROUND

On August 25, 2020, W. Steele, owner, attended 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 August 19, 2020)
- City of Mississauga, Transportation and Works Department (dated August 19, 2020)
- City of Mississauga, Community Services Department, Park Planning (dated August 19, 2020)
- Region of Peel (dated August 19, 2020)
- 1 letter of objection from an area resident.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated May 19, 2021)
- City of Mississauga, Transportation and Works Department (dated May 19, 2021)
- City of Mississauga, Community Services Department, Park Planning (dated May 19, 2021)
- Region of Peel (dated May 19, 2021)

CORRESPONDENCE & DISCUSSION

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

The Secretary – Treasurer noted the comments received from:

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

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

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

MOVED BY: J. Page CARRIED

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITIONS:

To allow the existing accessory structures to remain on the subject property proposing:

1. A rear yard measured to a shed from a G1 Zone of 0.05m whereas By-law 0225-2007, as amended, requires a minimum rear yard measured to a shed from a G1 Zone of 5.00m in this instance;
2. An occupied area of a shed of 10.14sq.m whereas By-law 0225-2007, as amended, permits a maximum occupied area of a shed of 10.00sq.m in this instance;
3. A height of a shed of 3.42m whereas By-law 0225-2007, as amended, permits a maximum height of 3.00m in this instance; and
4. A side yard measured to the side yard shed of 0.05m whereas By-law 0225-2007, as amended, requires a minimum side yard measured to a side yard shed of 1.2m.

CONDITION(S):

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

Committee Decision dated at the City of Mississauga on June 3, 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 June 3, 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 23, 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 **4358 Shelby Crescent**.
Date of Hearing on Thursday May 27, 2021
Date Decision Signed by the Committee June 3, 2021

The hearing commenced at approximately 1:04p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:24p.m.

APPLICATION DETAILS

The applicants request the Committee to approve a minor variance to allow:

1. A lot coverage of 44.97% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 40% of the lot area in this instance;
2. A driveway width of 6.6m (approx. 21.7ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 5.2m (approx. 17.1ft) in this instance;
3. A side yard measured to hard surface of 0.0m whereas By-law 0225-2007, as amended, requires a minimum side yard measured to hard surface of 0.61m (approx. 2.00ft) in this instance;
4. A gross floor area of an accessory structure of 10.60sq.m (approx. 114.10sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of an accessory structure of 10.00sq.m (approx. 107.64sq.ft) in this instance;
5. A height of an accessory structure of 3.09m (approx. 10.14ft) whereas By-law 0225-2007, as amended, permits a maximum height of an accessory structure of 3.00m (approx. 9.84ft) in this instance; and
6. A setback to an accessory structure of 0.46m (approx. 1.51ft) whereas By-law 0225-2007, as amended, requires a minimum setback to an accessory structure of 0.61m (approx. 2.00ft) in this instance.

N. Dell, agent, attended and presented evidence and comment in support of the application.

BACKGROUND

On January 14, 2021, N. Dell, agent, requested to defer the application to identify if an additional coverage variance is required.

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 6, 2021)
- City of Mississauga, Transportation and Works Department (dated January 6, 2021)
- Region of Peel (dated January 6, 2021)
- The Ministry of Transportation of Ontario (dated January 6, 2021)
- Trans-Northern Pipelines Inc. (dated January 6, 2021)

- A request for deferral submitted by an area resident was received.
- One letter of objection was received by an area resident.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated May 19, 2021)
- City of Mississauga, Transportation and Works Department (dated May 19, 2021)
- Region of Peel (dated May 19, 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 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 only variances 1, 3, 4, 5, and 6 were minor in nature, desirable for the appropriate development on the subject property, and maintain the general intent and purpose of the Zoning By-law and the Official Plan.

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

MOVED BY: D. George CARRIED

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED:

To allow:

1. A lot coverage of 44.97% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 40% of the lot area in this instance;
2. A rear yard measured to hard surface of 0.30m whereas By-law 0225-2007, as amended, requires a minimum rear yard measured to hard surface of 0.61m in this instance;
3. A gross floor area of an accessory structure of 10.60sq.m whereas By-law 0225-2007, as amended, permits a maximum gross floor area of an accessory structure of 10.00sq.m in this instance;
4. A height of an accessory structure of 3.09m whereas By-law 0225-2007, as amended, permits a maximum height of an accessory structure of 3.00m in this instance; and
5. A setback to an accessory structure of 0.46m whereas By-law 0225-2007, as amended, requires a minimum setback to an accessory structure of 0.61m 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 June 3, 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>ABSENT</u> D. COOK	

I certify this is copy of the decision of the Committee's decision given on June 3, 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.



File: "A" 410/20
WARD 3

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 23, 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.