

Location: VIRTUAL HEARING
Hearing: JUNE 3, 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-32/21 A-191/21 A-192/21	ALICE NGAI	1949 LINCOLN GREEN WAY	8	Deferred
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NEW APPLICATIONS (MINOR VARIANCE)

A-197/21	JASON & LORA FIELD	1759 KILDARE CRT	6	Approved (AA, AC)
A-199/21	SABRINA & BENJAMIN PACHECO	1458 BLANEFIELD RD	1	AA
A-200/21	OMKALTHOUM ABDULKARAM, INTISAR & MERYAM AL-WAADH	3911 SWIFTDAL DR	10	Deferred
A-202/21	MANROOP PRABHDIP CHAHAL	911 CALDWELL AVE	2	Approved
A-204/21	MARKAKIS CORP	47 LAKESHORE RD E	1	Approved (AA, AT)
A-205/21	9165690 CANADA INC	2275 BRITANNIA RD W	11	Approved (AA)
A-206/21	RAJVEER KAUR TOOR	1489 GREGWOOD RD	2	Deferred
A-207/21	FADLE & VIOLETTE EL-DAIRY	1453 DANIEL CREEK RD	6	Deferred
A-208/21	MANINDER KAUR SANDHU	86 TROY ST	1	Deferred

DEFERRED FILES (MINOR VARIANCE)

A-43/21	REZA GHARIB	1302 MARTLEY DR	2	Approved (ACP)
A-57/21	HM ROYALTY GROUP OF COMPANIES INC	6880 SECOND LINE WEST	11	Approved (AA ACP)
A-72/21	2761343 ONTARIO INC	3450 SEMENYK CRT	6	Approved (AA, AC)
A-93/21	ANGELA KOCET	1046 HEDGE DR	1	Deferred

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 **1759 Kildare Court**.
Date of Hearing on Thursday June 3, 2021
Date Decision Signed by the Committee June 10, 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 1:06p.m.

APPLICATION DETAILS

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

1. A lot coverage of 26% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25% of the lot area in this instance; and
2. An accessory structure size of 25sq.m (approx. 269.10sq.ft) whereas By-law 0225-2007, as amended, permits a maximum accessory structure size of 20sq.m (approx. 215.28sq.ft) in this instance.

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

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated May 27, 2021)
- City of Mississauga, Transportation and Works Department (dated May 27, 2021)
- Region of Peel (dated May 27, 2021)

CORRESPONDENCE & DISCUSSION

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

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

DECISION

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

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

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

MOVED BY: D. George CARRIED

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED SUBJECT TO A TERM:

To allow the construction of a workshop on the subject property proposing:

1. A lot coverage of 26.46% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25% of the lot area in this instance
2. An accessory structure size of 25sq.m whereas By-law 0225-2007, as amended, permits a maximum accessory structure size of 20sq.m in this instance.

TERM:

1. A minimum of a 1.52m setback shall be maintained to the side yard property line.

Committee Decision dated at the City of Mississauga on June 10, 2021.

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

I certify this is copy of the decision of the Committee's decision given on June 10, 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 30, 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 **1458 Blanefield Road**.
Date of Hearing on Thursday June 3, 2021
Date Decision Signed by the Committee June 10, 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 1:10p.m.

APPLICATION DETAILS

The applicants request the Committee to approve a minor variance to allow the construction of an addition, porch and accessory structure on the subject property proposing:

1. A front yard of 5.9m (approx. 19.4ft) whereas By-law 0225-2007, as amended, requires a minimum front yard of 7.5m (approx. 24.6ft) in this instance; and
2. 2 kitchens whereas By-law 0225-2007, as amended, permits a maximum of 1 kitchen in this instance.

S. Pacheco, owner, attended and presented evidence and comment in support of the application.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated May 27, 2021)
- City of Mississauga, Transportation and Works Department (dated May 27, 2021)
- Region of Peel (dated May 27, 2021)

CORRESPONDENCE & DISCUSSION

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

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

DECISION

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

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

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

MOVED BY: W. Shahrukh CARRIED

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED:

To allow the construction of an addition, porch and accessory structure on the subject property proposing:

1. A front yard of 5.44m measured to front porch whereas By-law 0225-2007, as amended, requires a minimum front yard of 5.90m measured to front porch in this instance; and
2. 2 kitchens whereas By-law 0225-2007, as amended, permits a maximum of 1 kitchen in this instance.

Committee Decision dated at the City of Mississauga on June 10, 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 30, 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 **911 Caldwell Avenue**.
Date of Hearing on Thursday June 3, 2021
Date Decision Signed by the Committee June 10, 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 1:15p.m.

APPLICATION DETAILS

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

1. A gross floor area of 535.20sq.m (approx. 5760.85sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 486.98sq.m (approx. 5241.81sq.ft) in this instance; and
2. A building height measured to the eaves of 6.89m (approx. 22.60ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured to the eaves of 6.40m (approx. 21.00ft) in this instance.

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

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated May 27, 2021)
- City of Mississauga, Transportation and Works Department (dated May 27, 2021)
- Region of Peel (dated May 27, 2021)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from two area residents expressing concerns regarding the subject 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:

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

1. A gross floor area of 535.20sq.m whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 486.98sq.m in this instance; and
2. A building height measured to the eaves of 6.89m whereas By-law 0225-2007, as amended, permits a maximum building height measured to the eaves of 6.40m in this instance.

Committee Decision dated at the City of Mississauga on June 10, 2021.

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

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"D. RUSNOV"

DIANA RUSNOV – CITY – CLERK

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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 **47 Lakeshore Road East**.
Date of Hearing on Thursday June 3, 2021
Date Decision Signed by the Committee June 10, 2021

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:18p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow a personal service establishment in the existing building proposing:

1. 6 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 16 parking spaces in this instance; and
2. 0 accessible parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 1 accessible parking space in this instance.

N. Dell, 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 27, 2021)
- City of Mississauga, Transportation and Works Department (dated May 27, 2021)
- Region of Peel (dated May 27, 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 FOR A TEMPORARY PERIOD OF 3 YEARS (approval will lapse on June, 30, 2024):

To allow a personal service establishment in the existing building proposing:

1. 6 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 18 parking spaces in this instance; and
2. 0 accessible parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 1 accessible parking space in this instance.

Committee Decision dated at the City of Mississauga on June 10, 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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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 **2275 Britannia Road West**.
Date of Hearing on Thursday June 3, 2021
Date Decision Signed by the Committee June 10, 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 1:33p.m.

APPLICATION DETAILS

The applicant requests the Committee to allow an expansion of retail into Unit 11 proposing a total gross floor area of 1029.30sq.m (approx. 11,079.29sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 995.00sq.m (approx. 3264.44sq.ft) in this instance.

F. Zakka, 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 27, 2021)
- City of Mississauga, Transportation and Works Department (dated May 27, 2021)
- Region of Peel (dated May 27, 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 increase the maximum gross floor area - non-residential used for a retail store, a personal service establishment, or any combination thereof to 1029.30m² whereas By-law 0225-2007, as amended permits a maximum area of 995m² to be used for a retail store, a personal service establishment, or any combination thereof in order to allow a new retail use to locate in Unit 11.

Committee Decision dated at the City of Mississauga on June 10, 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"

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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 30, 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 **1302 Martley Drive**.
Date of Hearing on Thursday June 3, 2021
Date Decision Signed by the Committee June 10, 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 1:55p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the construction of a new home on the subject property proposing:

1. A gross floor area of 424.00sq.m (approx. 4,563.90sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 374.15sq.m (approx. 4,027.32sq.ft) in this instance;
2. A height of 10.13m (approx. 33.23ft) whereas By-law 0225-2007, as amended, permits a maximum height of 9.50m (approx. 31.17ft) in this instance; and
3. A height to the eaves of 6.66m (approx. 21.85ft) whereas By-law 0225-2007, as amended, permits a maximum height to the eaves of 6.40m (approx. 21.00ft) in this instance.

Z. Chen, agent, attended and presented evidence and comment in support of the application.

BACKGROUND

On February 18, 2021, Z. Chen, agent, 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 February 10, 2021)
- City of Mississauga, Transportation and Works Department (dated February 10, 2021)
- Region of Peel (dated February 10, 2021)
- Two letters of concern were received from area residents.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated May 27, 2021)
- City of Mississauga, Transportation and Works Department (dated May 27, 2021)
- Region of Peel (dated May 27, 2021)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from one area resident expressing concerns 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 three 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. Cook CARRIED

The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO CONDITIONS:

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

1. A gross floor area of 424.00sq.m whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 374.15sq.m in this instance;
2. A height of 10.13m whereas By-law 0225-2007, as amended, permits a maximum height of 9.50m in this instance; and
3. A height to the eaves of 6.66m whereas By-law 0225-2007, as amended, permits a maximum height to the eaves of 6.40m 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 10, 2021.

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

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"D. RUSNOV"

DIANA RUSNOV – CITY – CLERK

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This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **June 30, 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 **6880 Second Line West**.
Date of Hearing on Thursday June 3, 2021
Date Decision Signed by the Committee June 10, 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 1:58p.m.

APPLICATION DETAILS

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

1. A driveway width within 6 metres of the garage face of 11.47m (approx. 37.63ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width within 6 metres of the garage face of 10.50m (approx. 34.45ft) in this instance;
2. A driveway width beyond 6 metres of the garage face of 10.71m (approx. 35.14ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width beyond 6 metres of the garage face of 8.50m (approx. 27.89ft) in this instance;
3. A walkway attachment of 3.54m (approx. 11.61ft) whereas By-law 0225-2007, as amended, permits a maximum walkway attachment of 1.50m (approx. 4.92ft) in this instance;
4. 3 flat roofs whereas By-law 0225-2007, as amended, does not permit flat roofs in this instance;
5. A height of an accessory structure of 4.33m (approx. 14.21ft) whereas By-law 0225-2007, as amended, permits a maximum height of an accessory structure of 3.50m (approx. 11.48ft) in this instance;
6. An accessory structure area of 67.58sq.m (approx. 727.43sq.ft) whereas By-law 0225-2007, as amended, permits a maximum accessory structure area of 20.00sq.m (approx. 215.28sq.ft) in this instance; and
7. A combined occupied area for all accessory buildings and structures of 85.64sq.m (approx. 921.82sq.ft) whereas By-law 0225-2007, as amended, permits a maximum combined occupied area for all accessory buildings and structures of 60.00sq.m (approx. 645.83sq.ft) in this instance.

C. Langley, agent, attended and presented evidence and comment in support of the application.

BACKGROUND

On March 4, 2021, D. Acimovic, agent, requested to defer the application to move forward with one plan to 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 February 24, 2021)
- City of Mississauga, Transportation and Works Department (dated February 24, 2021)

- Region of Peel (dated February 24, 2021)
- 1 letter of concern from an area resident was received

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated May 27, 2021)
- City of Mississauga, Transportation and Works Department (dated May 27, 2021)
- Region of Peel (dated May 27, 2021)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

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

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

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

MOVED BY: J. Page CARRIED

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITIONS:

To allow an addition proposing:

1. A driveway width within 6 metres of the garage face of 11.47m whereas By-law 0225-2007, as amended, permits a maximum driveway width within 6 metres of the garage face of 10.50m in this instance;
2. A driveway width beyond 6 metres of the garage face of 10.71m whereas By-law 0225-2007, as amended, permits a maximum driveway width beyond 6 metres of the garage face of 8.50m in this instance;
3. A walkway attachment of 3.54m whereas By-law 0225-2007, as amended, permits a maximum walkway attachment of 1.50m in this instance;
4. 3 flat roofs whereas By-law 0225-2007, as amended, does not permit flat roofs in this instance;
5. A height of an accessory structure of 4.33m whereas By-law 0225-2007, as amended, permits a maximum height of an accessory structure of 3.50m in this instance;
6. An accessory structure area of 67.58sq.m whereas By-law 0225-2007, as amended, permits a maximum accessory structure area of 20.00sq.m in this instance;
7. A combined occupied area for all accessory buildings and structures of 85.64sq.m whereas By-law 0225-2007, as amended, permits a maximum combined occupied area for all accessory buildings and structures of 60.00sq.m in this instance; and
8. One (1) existing garage to remain and one (1) proposed garage (carport), whereas By-law 0225-2007, as amended, permits a maximum of one (1) garage 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 10, 2021.

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

I certify this is copy of the decision of the Committee's decision given on June 10, 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 30, 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 **3450 Semenyk Court**.
Date of Hearing on Thursday June 3, 2021
Date Decision Signed by the Committee June 10, 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 2:12p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow a motor vehicle sales, leasing or rental facility proposing:

1. A motor vehicle sales, leasing and/or rental facility-restricted whereas By-law 0225-2007, as amended, does not permit a motor vehicle sales, leasing, and/or rental facility-restricted in this instance;
2. A drive aisle width of 3.29m (approx. 10.79ft) whereas By-law 0225-2007, as amended, requires a minimum drive aisle width of 5.50m (approx. 18.04ft) in this instance; and
3. 25 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 32 parking spaces in this instance.

M. Starr, agent, attended and presented evidence and comment in support of the application.

BACKGROUND

On March 11, 2021, agent, M. Starr, 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 March 3, 2021)
- City of Mississauga, Transportation and Works Department (dated March 3, 2021)
- Region of Peel (dated March 3, 2021)

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated May 27, 2021)
- City of Mississauga, Transportation and Works Department (dated May 27, 2021)
- Region of Peel (dated May 27, 2021)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from one area business expressing concerns regarding the subject application.

One area resident appeared before the Committee and expressed concerns regarding the application.

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

DECISION

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

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

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

MOVED BY: D. George CARRIED

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITIONS:

To allow a motor vehicle sales, leasing or rental facility proposing:

1. A motor vehicle sales, leasing and/or rental facility-restricted whereas By-law 0225-2007, as amended, does not permit a motor vehicle sales, leasing, and/or rental facility-restricted in this instance; and
2. 25 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 32 parking spaces in this instance.

CONDITION(S):

1. Any existing vehicles stored on the property shall be removed by June 30th, 2021;
2. No more than three (3) vehicles will be offered for sale, lease or rental from the premises at one time; displayed cars shall be stored internally in the dedicated space indicated on the site plan drawings;
3. There shall not be any retail signage permitted on-site for the subject business operation, save and accept any signage related to the naming of the business as required exclusively for compliance with the Ontario Motor Vehicle Industry Council regulations; and
4. No outside storage of the vehicles for sale, lease or rental shall take place on the property.

Committee Decision dated at the City of Mississauga on June 10, 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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File: "A" 72/21
WARD 6

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 30, 2021**

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