

Location: VIRTUAL HEARING
Hearing: JUNE 3, 2021 AT 3:00 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-33/21 A-213/21 A-214/21	ZHONGQIN FENG	15 IROQUOIS AVE	1	Approved (AC) Approved (AA, AC) Deferred
B-35/21	MIRELLA & SALVATORE LIZZI	1597 STEVELES CRES	2	Deferred
B-37/21	ELISABETTA DI TELLA	2407 ROSEMARY DR	7	Approved (AC)

NEW APPLICATIONS (MINOR VARIANCE)

A-175/21	YAGESH & ANJALI BAWEJA	5647 TALATON TR	5	Approved
A-193/21	ARUN & ANJU MODGIL	31 KENNINGHALL BLVD	11	Approved (AA)
A-201/21	SURJIT SEKHON & AMARJIT GILL	3102 BONAVENTURE DR	5	Approved
A-210/21	JAMES & VIRGINIA ROBINSON	1670 SPRINGWELL AVE	2	Approved
A-211/21	ALLAN & DIMPLE MADAN	320 INDIAN VALLEY TR	1	Deferred
A-212/21	EDUARDO ALVAREZ & VERONICA SILVA	1559 ATRIUM CRT	8	Approved
A-215/21	CITY PARK HOMES (STREETSVILLE) INC	12 QUEEN ST S	11	Approved (AT, ACP)
A-216/21	JERROD WILLIAM JOSEPH EDSON & LEIGH ANN LUCAS	8 JOYCELYN DR	11	Approved
A-217/21	RAVINDER REDDY TOOM & SARITHA REDDY TOOM	2440 CLIFF RD	7	Approved
A-219/21	CHAD PEARSON & TANIA DEBENEDETTI	879 AVIATION RD	1	Deferred
A-220/21	SELVIN JUDE & NECITA CONCESSION	925 GOODWIN RD	1	Deferred
A-221/21	2762236 ONTARIO INC	1074 WESTPORT CRES	5	Deferred

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 Iroquois Avenue**.

Date of Hearing on Thursday June 3, 2021

Date Decision Signed by the Committee June 10, 2021

The hearing commenced at approximately 3:02.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 3:04p.m.

APPLICATION DETAILS

The applicant requests the approval of the Committee to sever a parcel of land for the creation of a new lot. The parcel of land has a frontage of approximately 7.62m (25.00ft) and an area of approximately 255.30sq.m (2748.03sq.ft).

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)
- 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

The Secretary – Treasurer noted the comments received from:

- A memorandum was received from Ward Councillor Dasko expressing objections for the subject application.
- Correspondence was received from nine area residents expressing objection for the subject application.
- A petition of objection was received signed by twenty area residents.

Seven area residents appeared before the Committee and objected the application. Objections included the scale of the development is too large for the lot, compatibility with other homes in the area, building height, privacy concerns and overlook into back yards.

The Committee discussed the merits of the application.

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

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

DECISION

Committee has taken into consideration, on balance, any and all submissions made before its decision including ten written submissions, seven oral submissions and one petition.

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

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

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

MOVED BY: D. Kennedy

The Decision of the Committee is:

APPLICATION APPROVED ON CONDITIONS AS STATED IN APPENDIX A:

To sever a parcel of land for the creation of a new lot. The parcel of land has a frontage of approximately 7.62m and an area of approximately 255.30sq.m.

CONDITIONS:

1. The variance application approved under File(s) "213.21 & A214.21" must be finalized.

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

<u>"S. PATRIZIO"</u> S. PATRIZIO	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHAHRUKH"</u> W. SHAHRUKH	<u>"D. KENNEDY"</u> D. KENNEDY
<u>"J. PAGE"</u> J. PAGE (CHAIR)	<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 53 of the Planning Act, as amended, is attached.

Date of Mailing: June 11, 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 July 1, 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 11, 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 (A213-214/21).
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 27, 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 27, 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 parcel of land for residential purposes fronting onto Iroquois 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.

2. Municipal Address Requirement

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

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.

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

4. Storm Sewer Outlet

The storm sewer outlet for this site is the existing 375mm storm sewer on Iroquois Ave. A storm connection approval will be required for the weeping tiles if their basement elevation 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 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.

For further information please contact Ghazwan Yousif at ext. 3526.

We are noting that any Transportation and Works Department concerns/requirements for this property will be addressed under Consent Application 'B' 33/21.

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.

City of Mississauga Forestry Staff have attended the site and identified the following City owned trees within the municipal boulevard:

- Eastern Hemlock – Good Condition

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

1. The applicant shall ensure that future driveways do not impact or require the removal of the above noted trees.
2. The applicant shall provide a cash contribution of \$607.12 for planting of one (1) street trees on Iroquois 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.
3. The applicant shall provide tree protection securities in the amount of \$607.12 for the preservation of the municipal trees.

In addition, Community Services notes the following:

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

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. The applicant shall provide frame tree hoarding at the dripline of the above noted tree prior to any construction to the satisfaction of City of Mississauga Forestry Staff. Please call Ryan Cormier at 905-615-3200 ext. 4580 to arrange a hoarding inspection.
3. 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 Iroquois Avenue**.
Date of Hearing on Thursday June 3, 2021
Date Decision Signed by the Committee June 10, 2021

The hearing commenced at approximately 3:02p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 3:04p.m.

APPLICATION DETAILS

A minor variance is requested for the Severed lands of file B33/21 and the construction of a new house proposing:

1. A lot coverage of 46.48% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 45.00% in this instance; and
2. A porch and stairs encroachment into the front yard of 2.78m (approx. 9.12ft) whereas By-law 0225-2007, as amended, permits a maximum porch and stairs encroachment into the front yard of 1.60m (approx. 5.25ft) 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)
- 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

The Secretary – Treasurer noted the comments received from:

- A memorandum was received from Ward Councillor Dasko expressing objections for the subject application.
- Correspondence was received from nine area residents expressing objection for the subject application.
- A petition of objection was received signed by twenty area residents.

Seven area residents appeared before the Committee and objected the application. Objections included the scale of the development is too large for the lot, compatibility with other homes in the area, building height, privacy concerns and overlook into back yards.

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

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

MOVED BY: D. Kennedy CARRIED

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITIONS:

For the Severed lands of file B33/21 and the construction of a new house proposing:

1. A lot coverage of 46.84% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 45.00% in this instance; and
2. A porch and stairs encroachment into the front yard of 2.78m whereas By-law 0225-2007, as amended, permits a maximum porch and stairs encroachment into the front yard of 1.60m in this instance.

CONDITION(S):

1. Planting of eight deciduous trees (2.5m in height) to provide screening to adjacent neighbours in the rear yard.
2. Privacy screening on north and south side of the rear yard deck.
3. Variance(s) approved under file(s) A213.21 & A214.21 shall lapse if the consent application under file B33.21 is not finalized within the time prescribed by legislation.

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

<u>"S. PATRIZIO"</u> S. PATRIZIO	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHAHRUKH"</u> W. SHAHRUKH	<u>"D. KENNEDY"</u> D. KENNEDY
<u>"J. PAGE"</u> J. PAGE (Chair)	<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 **15 Iroquois Avenue**.
Date of Hearing on Thursday June 3, 2021
Date Decision Signed by the Committee June 10, 2021

The hearing commenced at approximately 3:02p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 3:04p.m.

APPLICATION DETAILS

A minor variance is requested for the Retained lands of File B33/21 and the construction of a new house proposing:

1. A lot coverage of 46.48% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 45.00% in this instance;
2. A porch and stairs encroachment into the front yard of 2.78m whereas By-law 0225-2007, as amended, permits a maximum porch and stairs encroachment into the front yard of 1.60m in this instance; and
3. A front yard measured to porch stairs of 2.70m whereas By-law 0225-2007, as amended, requires a minimum front yard measured to porch stairs of 2.90m 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)
- 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

The Secretary – Treasurer noted the comments received from:

- A memorandum was received from Ward Councillor Dasko expressing objections for the subject application.
- Correspondence was received from nine area residents expressing objection for the subject application.
- A petition of objection was received signed by twenty area residents.

Seven area residents appeared before the Committee and objected the application. Objections included the scale of the development is too large for the lot, compatibility with other homes in the area, building height, privacy concerns and overlook into back yards.

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

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

MOVED BY: D. Kennedy CARRIED

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITIONS:

A minor variance is requested for the Retained lands of File B33/21 and the construction of a new house proposing:

1. A lot coverage of 46.84% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 45.00% in this instance;
2. A porch and stairs encroachment into the front yard of 2.78m whereas By-law 0225-2007, as amended, permits a maximum porch and stairs encroachment into the front yard of 1.60m in this instance; and
3. A front yard measured to porch stairs of 2.70m whereas By-law 0225-2007, as amended, requires a minimum front yard measured to porch stairs of 2.90m in this instance.

CONDITION(S):

1. Planting of eight deciduous trees (2.5m in height) to provide screening to adjacent neighbours in the rear yard.
2. Privacy screening on north and south side of the rear yard deck.
3. Variance(s) approved under file(s) A213.21 & A214.21 shall lapse if the consent application under file B33.21 is not finalized within the time prescribed by legislation.

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

<u>"S. PATRIZIO"</u> S. PATRIZIO	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHAHRUKH"</u> W. SHAHRUKH	<u>"D. KENNEDY"</u> D. KENNEDY
<u>"J. PAGE"</u> J. PAGE (Chair)	<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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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 **5647 Talaton Trail**
Date of Hearing on Thursday June 3, 2021
Date Decision Signed by the Committee June 10, 2021

The hearing commenced at approximately 3:04p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 4:10p.m.

APPLICATION DETAILS

The applicants request the Committee to approve a minor variance to allow the construction of a swimming pool in the exterior side yard whereas By-law 0225-2007, as amended, does not permit a swimming pool in an exterior side yard in this instance.

J. Grammaticopoulos, 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

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:

To allow the construction of a swimming pool in the exterior side yard whereas By-law 0225-2007, as amended, does not permit a swimming pool in an exterior side yard in this instance.

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

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

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **June 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 **31 Kenninghall Boulevard**.
Date of Hearing on Thursday June 3, 2021
Date Decision Signed by the Committee June 10, 2021

The hearing commenced at approximately 3:04p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 4:12p.m.

APPLICATION DETAILS

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

1. A side yard of 2.70m (approx. 8.86ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 4.20m (approx. 13.78ft) in this instance;
2. A setback to a window well of 2.67m (approx. 8.76ft) whereas By-law 0225-2007, as amended, requires a minimum setback to a window well of 3.59m (approx. 11.78ft) in this instance;
3. A garage area of 84.07sq.m (approx. 904.92sq.ft) whereas By-law 0225-2007, as amended, permits a maximum garage area of 78.0sq.m (approx. 807.29sq.ft) in this instance; and
4. An occupied area of an accessory structure of 38.2sq.m (approx. 411.18sq.ft) whereas By-law 0225-2007, as amended, permits a maximum occupied area of an accessory structure of 20sq.m (approx. 215.28sq.ft) in this instance.

A. Bansal, 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)
- City of Mississauga, Community Services Department, Culture Division (dated May 27, 2021)
- City of Mississauga, Community Services Department, Park Planning (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. Kwast CARRIED

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED:

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

1. A side yard of 2.70m whereas By-law 0225-2007, as amended, requires a minimum side yard of 4.20m in this instance;
2. A setback to a window well of 2.67m whereas By-law 0225-2007, as amended, requires a minimum setback to a window well of 3.59m in this instance;
3. A garage area of 84.07sq.m whereas By-law 0225-2007, as amended, permits a maximum garage area of 75.0sq.m in this instance; and
4. An occupied area of an accessory structure of 38.2sq.m whereas By-law 0225-2007, as amended, permits a maximum occupied area of an accessory structure of 20sq.m in this instance.

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

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

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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 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 **3102 Bonaventure Drive**.
Date of Hearing on Thursday June 3, 2021
Date Decision Signed by the Committee June 10, 2021

The hearing commenced at approximately 3:04p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 4:16p.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 349.22sq.m (approx. 3758.97sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 269.61sq.m (approx. 2902.06sq.ft) in this instance;
2. A lot coverage of 32.75% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% in this instance;
3. A building height measured to the eaves of 6.60m (approx. 21.65ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured to the eaves of 6.40m (approx. 21.00ft) in this instance; and
4. A garage projection from the front wall of the dwelling of 3.86m (approx. 12.66ft) whereas By-law 0225-2007, as amended, permits a maximum garage projection from the front wall of the dwelling of 2.00m (approx. 6.56ft) in this instance.

G. Gill, 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.

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 construction of a new house proposing:

1. A gross floor area of 349.22sq.m whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 269.61sq.m in this instance;
2. A lot coverage of 32.75% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% in this instance;
3. A building height measured to the eaves of 6.60m whereas By-law 0225-2007, as amended, permits a maximum building height measured to the eaves of 6.40m in this instance; and
4. A garage projection from the front wall of the dwelling of 3.86m whereas By-law 0225-2007, as amended, permits a maximum garage projection from the front wall of the dwelling of 2.00m in this instance.

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

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

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"D. RUSNOV"

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NOTES:

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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 **1670 Springwell Avenue**.
Date of Hearing on Thursday June 3, 2021
Date Decision Signed by the Committee June 10, 2021

The hearing commenced at approximately 3:04p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 4:17p.m.

APPLICATION DETAILS

The applicants request the Committee to approve a minor variance to allow the construction of an addition and garage reconstruction on the subject property proposing:

1. A driveway width of 6.58m (approx. 21.59ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.69ft) in this instance;
2. A garage area of 79.92sq.m (approx. 860.25sq.ft) whereas By-law 0225-2007, as amended, permits a maximum garage area of 75.00sq.m (approx. 807.29sq.ft) in this instance;
3. An exterior side yard of 5.37m (approx. 17.62ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard of 6.00m (approx. 19.69ft) in this instance;
4. A rear yard of 0.60m (approx. 1.97ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard of 3.0m (approx. 9.84ft) in this instance;
5. A dwelling unit depth of 24.28m (approx. 79.66ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling unit depth of 20.00m (approx. 65.62ft) in this instance;
6. A garage projection of 4.36m (approx. 14.30ft) whereas By-law 0225-2007, as amended, permits a maximum garage projection of 0.00m in this instance; and
7. An area of attachment for a garage of 0.00mx0.00m whereas By-law 0225-2007, as amended, requires a minimum area of attachment for a garage of 5.00mx2.00m (approx. 16.40ftx6.56ft) in this instance.

G. Barrett, 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:

- A petition of support signed by 6 area residents was received.

DECISION

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

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

MOVED BY: D. Cook CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

To allow the construction of an addition and garage reconstruction on the subject property proposing:

1. A driveway width of 6.58m whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m in this instance;
2. A garage area of 79.92sq.m whereas By-law 0225-2007, as amended, permits a maximum garage area of 75.00sq.m in this instance;
3. An exterior side yard of 5.37m whereas By-law 0225-2007, as amended, requires a minimum exterior side yard of 6.00m in this instance;
4. A rear yard of 0.60m whereas By-law 0225-2007, as amended, requires a minimum rear yard of 3.0m in this instance;
5. A dwelling unit depth of 24.28m whereas By-law 0225-2007, as amended, permits a maximum dwelling unit depth of 20.00m in this instance;
6. A garage projection of 4.36m whereas By-law 0225-2007, as amended, permits a maximum garage projection of 0.00m in this instance; and
7. An area of attachment for a garage of 0.00m x 0.00m whereas By-law 0225-2007, as amended, requires a minimum area of attachment for a garage of 5.00m x 2.00m in this instance.

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

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

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"D. RUSNOV"

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **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 **1559 Atrium Court**.
Date of Hearing on Thursday June 3, 2021
Date Decision Signed by the Committee June 10, 2021

The hearing commenced at approximately 3:04p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 4:23p.m.

APPLICATION DETAILS

The applicants request the Committee to approve a minor variance to allow the construction of a detached garage on the subject property proposing a height of 5.91m (approx. 19.39ft) whereas By-law 0225-2007, as amended, permits a maximum height of 4.60m (approx. 15.09ft) in this instance.

E. Alvarez, 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.

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:

To allow the construction of a detached garage on the subject property proposing a height of 5.91m whereas By-law 0225-2007, as amended, permits a maximum height of 4.60m in this instance.

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

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

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NOTES:

1. A Development Charge may be payable prior to the issuance of a Building Permit.
2. Further approvals from the City of Mississauga may be required i.e. a Building Permit, a Zoning Certificate, a License, etc.

Decision of the Mississauga Committee of Adjustment under
Section 45(1) OR (2) of The Planning Act R.S.O. 1990, c.P.13, as amended.
Application for the property located at **12 Queen Street South**.
Date of Hearing on Thursday June 3, 2021
Date Decision Signed by the Committee June 10, 2021

The hearing commenced at approximately 3:04p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 4:25p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow a temporary sales office (for a duration of 5 years) in a C4-38 Zone whereas By-law 0225-2007, as amended, only permits a real estate office as a permanent structure in this instance.

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

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated May 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.

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

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

MOVED BY: S. Patrizio CARRIED

The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO CONDITIONS FOR A TEMPORARY PERIOD OF 3 YEARS (approval will lapse on June, 30, 2024):

To allow a temporary sales office in a C4-38 Zone whereas By-law 0225-2007, as amended, only permits a real estate office as a permanent structure in this instance.

CONDITION(S):

1. Construction related to this variance shall be in general conformance with the site plan approved by the Committee.
2. The sales office shall be located in the rear of the property.

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

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

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"D. RUSNOV"

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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 **8 Joycelyn Drive**.
Date of Hearing on Thursday June 3, 2021
Date Decision Signed by the Committee June 10, 2021

The hearing commenced at approximately 3:04p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 4:40p.m.

APPLICATION DETAILS

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

1. A building height measured to the highest ridge of 9.41m (approx. 30.87ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured to the highest ridge of 9.00m (approx. 29.53ft) in this instance; and
2. A building height measured to the underside of the eaves of 6.67m (approx. 21.88ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured to the underside of the eaves of 6.40m (approx. 21.00ft) 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 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.

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 construction of a new dwelling proposing:

1. A building height measured to the highest ridge of 9.41m whereas By-law 0225-2007, as amended, permits a maximum building height measured to the highest ridge of 9.00m in this instance; and
2. A building height measured to the underside of the eaves of 6.67m whereas By-law 0225-2007, as amended, permits a maximum building height measured to the underside of 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	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHAHRUKH"</u> W. SHAHRUKH	<u>"D. KENNEDY"</u> D. KENNEDY
<u>"J. PAGE"</u> J. PAGE (Chair)	<u>"J. KWAST"</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 **2440 Cliff Road**.
Date of Hearing on Thursday June 3, 2021
Date Decision Signed by the Committee June 10, 2021

The hearing commenced at approximately 3:04p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 4:43p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the construction a new dwelling proposing a lot coverage of 36.08% (267.26sq.m) whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% (259.27sq.m) in this instance.

K. Van Keulen, 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.

DECISION

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

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

MOVED BY: D. Cook CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

To allow the construction a new dwelling proposing a lot coverage of 36.08% (267.26sq.m) whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% (259.27sq.m) 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>ABSENT</u> J. PAGE	<u>"J. KWAIST"</u> J. KWAIST
<u>"D. COOK"</u> D. COOK	

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NOTES:

1. A Development Charge may be payable prior to the issuance of a Building Permit.
2. Further approvals from the City of Mississauga may be required i.e. a Building Permit, a Zoning Certificate, a License, etc.