

Location: VIRTUAL HEARING
Hearing: JUNE 17, 2021 AT 1:00 P.M.

File	Name of Applicant	Location of Land	Ward	Decision
AA = Approved as Amended ACP= Condition Plan AC= Approved on Condition AT = Approved Temporarily D = Deferred AIP=Approved in Part				
<u>NEW APPLICATIONS (CONSENT)</u>				
B-22/21 A-134/21 A-135/21	JOE AND LUCY PINELLI	446 SOUTH SERVICE RD	1	Approved (AC) Approved (AC, ACP) Deferred
B-34/21 A-228/21 A-229/21	RAJINDER, NARINDER, AND RAJAN PAHAL	1058 ENOLA AVE	1	Deferred
<u>DEFERRED APPLICATIONS (CONSENT)</u>				
B-11/21 A-237/21 A-238/21	BOHDAN VYSHNEVETSKYY & NATALIYA VYSHNEVETSKA	955 HALLIDAY AVE	1	Approved (AC) Approved (AA)
<u>NEW APPLICATIONS (MINOR VARIANCE)</u>				
A-178/21	LUU JENNIFER HANG MY	2035 LORELEI RD	7	Approved (ACP)
A-198/21	ROCHEMONT HOLDINGS INC	1739 LAKESHORE RD W	2	Approved (AA, AT)
A-203/21	KHUSHPREET DUGGAL & ANJU BALA	7486 REDSTONE RD	5	Approved
A-209/21	ANTONIO CRISOSTIMO COLLEEN ADAMS	1251 STAVEBANK RD	1	Approved
A-218/21	BENEDETTA DEXTER	1618 WATERSEGE RD	2	Approved (ACP)
A-222/21	DONNA MARIE ARAUJO	4286 GREYBROOK CRES	3	Deferred
A-223/21	JAPAN DIRECT JAPANESE USED AUTO PART INC	1591 MATHESON BLVD	5	Refused
A-224/21	GABRIELA CRISTINA COSTACHE	1379 ALEXANDRA AVE	1	Deferred
A-225/21	ARTHUR JOHN SAWA & MEGAN JANINA MIGCHELS	221 TROY ST	1	Approved (AA, ACP)
<u>DEFERRED FILES (MINOR VARIANCE)</u>				
A-389/20	TIHOMIR & MARIA NIKOLOV	3680 GLENCOLIN CRT	6	Refused
A-86/21	TSOKOS STAVROS, TSOKOS ANDREAS & ROBINSON ANASTASIA	930 DERRY RD E	5	Approved (ACP)
A-122/21	WATERSTONE DEVELOPMENTS INC	719 THIRD ST	1	Approved (AA, ACP)

Decision of the Mississauga Committee of Adjustment under
Section 53 of The Planning Act R.S.O. 1990, C.P.13, as amended.

Application for the property located at **446 South Service Road.**

Date of Hearing on Thursday June 17, 2021

Date Decision Signed by the Committee June 24, 2021

The hearing commenced at approximately 1:02.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:04p.m.

APPLICATION DETAILS

The applicant requests the approval of the Committee to sever a parcel of land for the creation of a new lot and easements. The parcel of land has a frontage of approximately 11.59m (38.02ft) and an area of approximately 327.57sq.m (3525.93sq.ft).

J. Pinelli, 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 June 9, 2021)
- City of Mississauga, Transportation and Works Department (dated June 9, 2021)
- City of Mississauga, Community Services Department, Park Planning (dated June 9, 2021)
- Region of Peel (dated June 9, 2021)
- Bell Canada, Right-of-Way (dated June 9, 2021)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- A memorandum was received from Ward Councillor Dasko expressing objection for the subject application.
- Correspondence was received from two area residents expressing objections for the subject application.

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 two written submissions.

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

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

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

MOVED BY: J. Page

The Decision of the Committee is:

APPLICATION APPROVED ON CONDITION AND AS STATED IN APPENDIX A:

To sever a parcel of land for the creation of a new lot and easements. The parcel of land has a frontage of approximately 11.59m and an area of approximately 327.57sq.m.

CONDITION:

1. The variance application approved under File(s) "134.21 & A135.21" must be finalized.

Committee Decision dated at the City of Mississauga on June 24, 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 24, 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 25, 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 15, 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 25, 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 (A134-135/21).
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 June 9, 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 June 9, 2021.

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

Transportation and Works Comments

We have reviewed the drawings provided with this application. We draw attention to Dwg. #A1, which shows a portion of the existing dwelling on the easterly side that will need to be removed/demolished in order to facilitate the proposed severance line.

Should Committee see merit in the applicant's request we are providing the following conditions/requirements to be imposed as conditions of approval:

A. Items Required Prior to the Issuance of Final Consent

1. Overall Servicing Plan

We request that the applicant submit a Functional Servicing Proposal and Servicing Plan prepared by a Consulting Engineer for this department's review/approval to confirm that all the necessary municipal services can be provided for the proposed lot. It is also to show the location of all existing/proposed services.

2. 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.

3. Acoustical Report

Due to the proximity and noise emanating from South Service Road and The Queen Elizabeth Way, the owner will be required to retain the services of an Acoustical Consultant to prepare a detailed Acoustical Report for the subject lands and make comments/recommendations in support of this severance application. This report is to determine the need for the implementation of any noise attenuation measures that are to be incorporated into the construction of the site works to achieve the City's and the M.O.E.'s current noise level objectives. The scope of this report is to define the minimum noise attenuation requirements for the control of outdoor and indoor environmental sound levels.

We are also noting for the owner's information that securities will be required to ensure that any noise attenuation measures such as air conditioning units are installed for the dwellings to be constructed.

4. Development Agreement

Upon the review of the Acoustical Report which would contain the appropriate Warning Clauses, the owner may be required to enter into a Development Agreement which is to be registered against title of the subject lands. The said agreement is to advise any prospective purchasers that, despite the inclusion of noise control features, noise levels emanating from South Service Road and The Queen Elizabeth Way may continue to be of concern, occasionally interfering with some of the activities of

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

the dwelling occupants as the noise exposure level may exceed the noise criteria of the municipality and the Ministry of the Environment and Climate Change.

In view of the above, the applicant should contact this Department with regard to obtaining a sample copy of a Development Agreement to determine which clauses are to be incorporated.

5. Fee Requirements as Per Fees and Charges By-Law

As per the City of Mississauga's Fees and Charges By-law there will be fees required to be paid to the Legal Services Department for their services, in particular for the preparation of documents required for items pertaining to a Development Agreement and/or road widening. The fee amounts payable will be in accordance with the current fees and charges bylaw.

6. Required Easements

We note that it appears that a water and sanitary sewer connection has been constructed through the subject property providing those services to the easterly property know as 452 South Service Road without the benefit of an easement for access and maintenance. Should the application be approved, required easements will be necessary across the severed and retained lands in favour of 452 South Service Road. The applicant will need to provide the appropriate documentation indicating that all the necessary easements required for both sanitary and water services to the existing lot to the east of the applicant's lands (452 South Service Road) have been reviewed and approved to the satisfaction of The Region of Peel. Should any required easements be necessary for storm sewer connections resulting from a review on documents submitted for condition #1, the applicant/owner will be required to provide a letter or schedule prepared by the applicant's Solicitor which would specifically describe any new easements to be established through this Consent Application. It should also be noted that any documentation received will be forwarded as an attachment to our clearance memo to the Committee of Adjustment so that any new proposed private easement(s) can be identified and also be incorporated into the Certificate of Secretary-Treasurer.

7. Municipal Address Requirement

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

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

B. General Information

1. Site Plan Approval

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

Any re-development of the subject lands will require the owner obtaining Site Plan Approval where any site specific conditions/requirements relating to detailed lot grading and drainage, servicing, access, etc. will be addressed.

2. Servicing

The storm sewer outlet for this site is the existing 1050mm storm sewer on South Service Road. 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.

Please note that this site with in the MTO regulated area , so MTO approval may be required.

3. 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.

4. Road Widening on South Service Road

We advise that this portion of South Service Road is under the ownership of the Ministry of Transportation Ontario (MTO) and a road allowance widening on the South Service Road may be required. It is our understanding that the Ministry of Transportation is presently undertaking an assessment for future improvements along the Queen Elizabeth Way. We understand they have been circulated the application as such their comments will identify any road widening or access restrictions/requirements.

We are noting that any Transportation and Works Department concerns/requirements for this property will be addressed under Consent Application 'B' 22/21.

Comments Prepared by: John Salvino, Development Engineering Technologist

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

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 South Service Road. This figure is subject to the most recent Fees and Charges By-law at the time of payment and is therefore subject to change.

In addition, Community Services notes the following:

1. Requirements for Municipal Boulevard tree protection securities and protective hoarding will be addressed during the Site Plan Process.
2. 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.
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 **446 South Service Road**.
Date of Hearing on Thursday June 17, 2021
Date Decision Signed by the Committee June 24, 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 1:22p.m.

APPLICATION DETAILS

A minor variance is requested for the construction of a new house on the Severed lands (A134/21) proposing:

1. A lot area of 327.57sq.m (approx. 3525.93sq.ft) whereas By-law 0225-2007, as amended, requires a minimum lot area of 550.00sq.m (approx. 5920.15sq.ft) in this instance;
2. A lot frontage of 11.59m (approx. 38.02ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m (approx. 49.21ft) in this instance;
3. A garage projection of 0.41m (approx. 1.35ft) whereas By-law 0225-2007, as amended, does not permit a garage projection in this instance;
4. A side yard of 1.50m (approx. 4.92ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.81m (approx. 5.94ft) in this instance; and
5. A combined width of side yards of 3.31m (approx. 10.86ft) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 3.60m (approx. 11.81ft) in this instance.

J. Pinelli, 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 June 9, 2021)
- City of Mississauga, Transportation and Works Department (dated June 9, 2021)
- City of Mississauga, Community Services Department, Park Planning (dated June 9, 2021)
- Region of Peel (dated June 9, 2021)
- Bell Canada, Right-of-Way (dated June 9, 2021)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- A memorandum was received from Ward Councillor Dasko expressing objection for the subject application.

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

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 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: J. Page CARRIED

The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO CONDITIONS:

For the construction of a new house on the Severed lands (A134/21):

1. A lot area of 327.57sq.m whereas By-law 0225-2007, as amended, requires a minimum lot area of 550.00sq.m in this instance;
2. A lot frontage of 11.59m whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m in this instance;
3. A garage projection of 0.41m whereas By-law 0225-2007, as amended, does not permit a garage projection in this instance;
4. A side yard of 1.50m whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.81m in this instance; and
5. A combined width of side yards of 3.31m whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 3.60m in this instance.

CONDITION(S):

1. Construction related to this variance shall be in general conformance with the plans approved by the Committee.
2. Variance(s) approved under file(s) A134-135.21 shall lapse if the consent application under file B22.21 is not finalized within the time prescribed by legislation.

Committee Decision dated at the City of Mississauga on June 24, 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 24, 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" 134/21
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 **July 14, 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 **446 South Service Road**.
Date of Hearing on Thursday June 17, 2021
Date Decision Signed by the Committee June 24, 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 1:22p.m.

APPLICATION DETAILS

A minor variance is requested for the existing house to remain on the Retained lands (A135/21) proposing:

1. A lot area of 380.98sq.m (approx. 1249.94sq.ft) whereas By-law 0225-2007, as amended, requires a minimum lot area of 550.00sq.m (approx. 5920.15sq.ft) in this instance;
2. A lot frontage of 11.48m (approx. 37.66ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m (approx. 49.21ft) in this instance;
3. A lot coverage of 35.43% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% in this instance;
4. A side yard of 0.28m (approx. 0.92ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.81m (approx. 5.94ft) in this instance;
5. A combined width of side yards of 1.84m (approx. 6.04ft) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 3.60m (approx. 11.81ft) in this instance; and
6. A rear yard of 6.08m (approx. 19.95ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 7.50m (approx. 24.61ft) in this instance.

J. Pinelli, 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 June 9, 2021)
- City of Mississauga, Transportation and Works Department (dated June 9, 2021)
- City of Mississauga, Community Services Department, Park Planning (dated June 9, 2021)
- Region of Peel (dated June 9, 2021)
- Bell Canada, Right-of-Way (dated June 9, 2021)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- A memorandum was received from Ward Councillor Dasko expressing objection for the subject application.
- Correspondence was received from two area residents expressing objections for the subject application.

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 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: J. Page CARRIED

The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO CONDITIONS:

For the existing house to remain on the Retained lands (A135/21):

1. A lot area of 380.98sq.m whereas By-law 0225-2007, as amended, requires a minimum lot area of 550.00sq.m in this instance;
2. A lot frontage of 11.48m whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m in this instance;
3. A lot coverage of 35.43% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% in this instance;
4. A side yard of 0.28m whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.81m in this instance;
5. A combined width of side yards of 1.84m whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 3.60m in this instance; and
6. A rear yard of 6.08m whereas By-law 0225-2007, as amended, requires a minimum side yard of 7.50m in this instance.

CONDITION(S):

1. Construction related to this variance shall be in general conformance with the plans approved by the Committee.
2. Variance(s) approved under file(s) A134-135.21 shall lapse if the consent application under file B22.21 is not finalized within the time prescribed by legislation.

Committee Decision dated at the City of Mississauga on June 24, 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 24, 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 **July 14, 2021**

NOTES:

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

Decision of the Mississauga Committee of Adjustment under
Section 53 of The Planning Act R.S.O. 1990, C.P.13, as amended.

Application for the property located at **955 Halliday Avenue**.

Date of Hearing on Thursday June 17, 2021

Date Decision Signed by the Committee June 24, 2021

The hearing commenced at approximately 1:02.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:10p.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 10.15m (33.30ft) and an area of approximately 354.10sq.m (1,161.75sq.ft).

O. Stoyanovskyy, agent, attended and presented evidence and comment in support of the application.

BACKGROUND

On February 25, 2021, O. Stoyanovskyy, agent, attended and requested to defer the application to address the potential need for variances.

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

- City of Mississauga, Planning and Building Department (dated February 17, 2021)
- City of Mississauga, Transportation and Works Department (dated February 17, 2021)
- City of Mississauga, Community Services Department, Park Planning (dated February 17, 2021)
- Region of Peel (dated February 17, 2021)
- Bell Canada, Right-of-Way (dated February 17, 2021)

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated June 9, 2021)
- City of Mississauga, Transportation and Works Department (dated June 9, 2021)
- City of Mississauga, Community Services Department, Park Planning (dated June 9, 2021)
- Region of Peel (dated June 9, 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 10.15m and an area of approximately 354.10sq.m.

CONDITIONS:

1. The variance application approved under File(s) "237.21 & A238.21" must be finalized

Committee Decision dated at the City of Mississauga on June 24, 2021

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

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"D. RUSNOV"

DIANA RUSNOV – CITY – CLERK

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Committee.Adjustment@mississauga.ca

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

Date of Mailing: June 25, 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 15, 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 25, 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 (A237-238/21).
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 June 9, 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 June 9, 2021.

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

Transportation and Works Comments

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

A. Items Required Prior to the Issuance of Final Consent

1. Overall Grading and Drainage Plan

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

Upon the review of an Overall Grading and Drainage Plan it may be determined that a catch basin may be required and satisfactory arrangements will have to be made for the construction of any required catch basin.

2. Overall Site Servicing Plan

We request that the applicant submit a Site Servicing Plan prepared by a Consulting Engineer for this department's review/approval. The Site Servicing Plan is to confirm that all the necessary municipal services can be provided for the dwellings to be constructed on the subject lands.

3. Municipal Address Requirement

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

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

B. GENERAL INFORMATION

1. Lot Grading and Drainage

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

2. Servicing

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

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

3. Access

The applicant will be required to apply for Access Modification Permits prior to Site Plan Approval and/or Building Permit Issuance.

We advise the applicant that all costs incurred in providing any new driveway entrances to the subject lands or any modifications/reinstatement required (including the existing driveway), 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. Driveway accesses shall maintain a 1.5m setback from aboveground features such as utilities and trees.

Purchasers/tenants are advised that Seventh Street will be extended easterly in the future to connect with Halliday Avenue at Alexandra Avenue.

4. Storm Sewer Outlet

The storm sewer outlet for this site is the existing 375mm storm sewer on Halliday 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.

We are noting that any Transportation and Works Department concerns/requirements for this property will be addressed under Consent Application 'B' 11/21.

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:

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

- 2 Globe Maples – 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 tree protection securities in the amount of \$3,587.74 for the preservation of the municipal trees.

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. 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 **955 Halliday Avenue**.
Date of Hearing on Thursday June 17, 2021
Date Decision Signed by the Committee June 24, 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 1:22p.m.

APPLICATION DETAILS

A minor variance is requested for the Retained lands of application B11/21 proposing:

1. A lot frontage of 10.90m (approx. 35.76ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 12.00m (approx. 39.37ft) in this instance;
2. A lot area of 353.89sq.m (approx. 3,809.24sq.ft) whereas By-law 0225-2007, as amended, requires a minimum lot area of 365.00sq.m (approx. 3,928.83sq.ft) in this instance;
3. A lot coverage of 43.94% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 40.00% of the lot area in this instance; and
4. A height of a flat roof of 9.50m (approx. 31.17ft) whereas By-law 0225-2007, as amended, permits a maximum height of a flat roof of 7.50m (approx. 24.60ft) in this instance.

O. Stoyanovskyy, agent, attended and presented evidence and comment in support of the application.

BACKGROUND

On February 25, 2021, O. Stoyanovskyy, agent, attended and requested to defer the application to address the potential need for variances.

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

- City of Mississauga, Planning and Building Department (dated February 17, 2021)
- City of Mississauga, Transportation and Works Department (dated February 17, 2021)
- City of Mississauga, Community Services Department, Park Planning (dated February 17, 2021)
- Region of Peel (dated February 17, 2021)
- Bell Canada, Right-of-Way (dated February 17, 2021)

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated June 9, 2021)
- City of Mississauga, Transportation and Works Department (dated June 9, 2021)

- City of Mississauga, Community Services Department, Park Planning (dated June 9, 2021)
- Region of Peel (dated June 9, 2021)

CORRESPONDENCE & DISCUSSION

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

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

DECISION

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

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

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

MOVED BY: D. George CARRIED

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITIONS:

For the Retained lands of application B11/21 proposing:

1. A lot frontage of 10.09m whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 12.00m in this instance;
2. A lot area of 353.89sq.m whereas By-law 0225-2007, as amended, requires a minimum lot area of 365.00sq.m in this instance;
3. A lot coverage of 43.94% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 40.00% of the lot area in this instance; and
4. A height of a flat roof of 9.50m whereas By-law 0225-2007, as amended, permits a maximum height of a flat roof of 7.50m in this instance.

CONDITION(S):

1. Construction related to this variance shall be in general conformance with the plans approved by the Committee.
2. Variance(s) approved under file(s) A237-238.21 shall lapse if the consent application under file B11.21 is not finalized within the time prescribed by legislation.

Committee Decision dated at the City of Mississauga on June 24, 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 24, 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" 237/21
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 **July 14, 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 **955 Halliday Avenue**.
Date of Hearing on Thursday June 17, 2021
Date Decision Signed by the Committee June 24, 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 1:22p.m.

APPLICATION DETAILS

A minor variance is requested for the Severed lands of application B11/21 proposing:

1. A lot frontage of 10.90m (approx. 35.76ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 12.00m (approx. 39.37ft) in this instance;
2. A lot area of 354.10sq.m (approx. 3,811.50sq.ft) whereas By-law 0225-2007, as amended, requires a minimum lot area of 365.00sq.m (approx. 3,928.83sq.ft) in this instance;
3. A lot coverage of 43.94% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 40.00% of the lot area in this instance; and
4. A height of a flat roof of 9.50m (approx. 31.17ft) whereas By-law 0225-2007, as amended, permits a maximum height of a flat roof of 7.50m (approx. 24.60ft) in this instance.

O. Stoyanovskyy, agent, attended and presented evidence and comment in support of the application.

BACKGROUND

On February 25, 2021, O. Stoyanovskyy, agent, attended and requested to defer the application to address the potential need for variances.

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

- City of Mississauga, Planning and Building Department (dated February 17, 2021)
- City of Mississauga, Transportation and Works Department (dated February 17, 2021)
- City of Mississauga, Community Services Department, Park Planning (dated February 17, 2021)
- Region of Peel (dated February 17, 2021)
- Bell Canada, Right-of-Way (dated February 17, 2021)

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated June 9, 2021)
- City of Mississauga, Transportation and Works Department (dated June 9, 2021)

- City of Mississauga, Community Services Department, Park Planning (dated June 9, 2021)
- Region of Peel (dated June 9, 2021)

CORRESPONDENCE & DISCUSSION

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

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

DECISION

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

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

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

MOVED BY: D. George CARRIED

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITIONS:

For the Severed lands of application B11/21 proposing:

1. A lot frontage of 10.09m whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 12.00m in this instance;
2. A lot area of 354.10sq.m whereas By-law 0225-2007, as amended, requires a minimum lot area of 365.00sq.m in this instance;
3. A lot coverage of 43.94% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 40.00% of the lot area in this instance; and
4. A height of a flat roof of 9.50m whereas By-law 0225-2007, as amended, permits a maximum height of a flat roof of 7.50m in this instance.

CONDITION(S):

1. Construction related to this variance shall be in general conformance with the plans approved by the Committee.
2. Variance(s) approved under file(s) A237-238.21 shall lapse if the consent application under file B11.21 is not finalized within the time prescribed by legislation.

Committee Decision dated at the City of Mississauga on June 24, 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 24, 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" 238/21
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 **July 14, 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 **2035 Lorelei Road.**
Date of Hearing on Thursday June 17, 2021
Date Decision Signed by the Committee June 24, 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 1:22p.m.

APPLICATION DETAILS

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

1. An area of an accessory structure of 14.00sq.m (approx. 150.70sq.ft) whereas By-law 0225-2007, as amended, permits a maximum area of an accessory structure of 10.00sq.m (approx. 107.64sq.ft) in this instance; and
2. A building height of an accessory structure of 4.04m (approx. 13.25ft) whereas By-law 0225-2007, as amended, permits a maximum building height of an accessory structure of 3.00m (approx. 9.84ft) in this instance.

P. Voong, 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 June 9, 2021)
- City of Mississauga, Transportation and Works Department (dated June 9, 2021)
- City of Mississauga, Community Services Department, Park Planning (dated June 9, 2021)
- Region of Peel (dated June 9, 2021)
- Credit Valley Conservation (dated June 9, 2021)
- Trans-northern Pipelines Inc. (dated June 9, 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

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

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

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

MOVED BY: J. Page CARRIED

The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO CONDITIONS:

To allow the existing treehouse to remain proposing:

1. An area of an accessory structure of 14.00sq.m whereas By-law 0225-2007, as amended, permits a maximum area of an accessory structure of 10.00sq.m in this instance; and
2. A building height of an accessory structure of 4.04m whereas By-law 0225-2007, as amended, permits a maximum building height of an accessory structure of 3.00m in this instance.

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 24, 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 24, 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 **July 14, 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 **1739 Lakeshore Road West**.
Date of Hearing on Thursday June 17, 2021
Date Decision Signed by the Committee June 24, 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 1:28p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow a change of use on the subject property proposing 1 parking space whereas By-law 0225-2007, as amended, requires a minimum of 7 parking spaces in this instance.

S. Crawford, 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 June 9, 2021)
- City of Mississauga, Transportation and Works Department (dated June 9, 2021)
- Region of Peel (dated June 9, 2021)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- A memorandum was received from Ward Councillor Ras expressing no objections for the subject application.

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

DECISION

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

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

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

MOVED BY: D. George CARRIED

The Decision of the Committee is:

**APPLICATION APPROVED AS AMENDED FOR A TEMPORARY PERIOD OF 5 YEARS
(approval will lapse on June 30, 2026):**

To allow a change of use on the subject property proposing:

1. 1 parking space onsite (and 6 parking spaces off-site) whereas By-law 0225-2007, as amended, requires a minimum of 7 parking spaces in this instance; and
2. A personal service establishment with 6 required parking spaces to be provided off-site, whereas By-law 0225-2007, as amended, requires all parking to be provided onsite in this instance.

Committee Decision dated at the City of Mississauga on June 24, 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 24, 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 **July 14, 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 **7486 Redstone Road**.
Date of Hearing on Thursday June 17, 2021
Date Decision Signed by the Committee June 24, 2021

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:36p.m.

APPLICATION DETAILS

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

1. A gross floor area of 338.95sq.m (approx. 3648.43sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 266.12sq.m (approx. 2864.49sq.ft) in this instance;
2. A lot coverage of 32.55% 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 2.59m (approx. 8.50ft) 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.

D. Roychaudhuri, 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 June 9, 2021)
- City of Mississauga, Transportation and Works Department (dated June 9, 2021)
- Region of Peel (dated June 9, 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 of a new house proposing:

1. A gross floor area of 338.95sq.m whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 266.12sq.m in this instance;
2. A lot coverage of 32.55% 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 2.59m 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 24, 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 24, 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 **July 14, 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 **1251 Stavebank Road**.
Date of Hearing on Thursday June 17, 2021
Date Decision Signed by the Committee June 24, 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 1:40p.m.

APPLICATION DETAILS

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

1. A lot coverage of 27.53% (376.62sq.m) whereas By-law 0225-2007, permits a maximum of 25.00% (342.04sq.m) in this instance;
2. A side yard measured to a wood deck of 0.14m (approx. 0.46ft) whereas By-law 0225-2007, as amended, requires a minimum side yard measured to a wood deck of 0.61m (approx. 2.00ft) in this instance;
3. A combined width of side yards of 7.26m (approx. 23.82ft) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 9.44m (approx. 30.97ft) in this instance; and
4. A driveway width of 8.84m (approx. 29.00ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m (approx. 27.88ft) in this instance.

P. Giordano, 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 June 9, 2021)
- City of Mississauga, Transportation and Works Department (dated June 9, 2021)
- Region of Peel (dated June 9, 2021)
- Credit Valley Conservation (dated June 9, 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 construction of a new dwelling proposing:

1. A lot coverage of 27.53% (376.62sq.m) whereas By-law 0225-2007, permits a maximum of 25.00% (342.04sq.m) in this instance;
2. A side yard measured to a wood deck of 0.14m whereas By-law 0225-2007, as amended, requires a minimum side yard measured to a wood deck of 0.61m in this instance;
3. A combined width of side yards of 7.26m whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 9.44m in this instance; and
4. A driveway width of 8.84m whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m in this instance.

Committee Decision dated at the City of Mississauga on June 24, 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 24, 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 **July 14, 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 **1618 Watersedge Road**.
Date of Hearing on Thursday June 17, 2021
Date Decision Signed by the Committee June 24, 2021

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:45p.m.

APPLICATION DETAILS

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

1. A gross floor area of 474.64sq.m (approx. 5108.98sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 469.08sq.m (approx. 5049.14sq.ft) in this instance;
2. A southerly side yard of 1.59m (approx. 5.22ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 2.41m (approx. 7.91ft) in this instance; and
3. A combined width of side yards of 11.37% of the lot width (3.06m/10.04ft) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 27% of the lot width (7.27m/23.85ft) in this instance.

L. Cocomello, 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 June 9, 2021)
- City of Mississauga, Transportation and Works Department (dated June 9, 2021)
- Region of Peel (dated June 9, 2021)
- Credit Valley Region Conservation (dated June 9, 2021)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- A petition of no objection received through the agent signed by one area resident was received.

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

DECISION

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

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

MOVED BY: J. Page CARRIED

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITIONS:

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

1. A gross floor area of 474.64sq.m whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 469.08sq.m in this instance;
2. A southerly side yard of 1.59m whereas By-law 0225-2007, as amended, requires a minimum side yard of 2.41m in this instance; and
3. A combined width of side yards of 11.37% of the lot width (3.06m) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 27% of the lot width (7.27m 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 24, 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 24, 2021

"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 **July 14, 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 **1591 Matheson Boulevard.**
Date of Hearing on Thursday June 17, 2021
Date Decision Signed by the Committee June 24, 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 1:57p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow used car sales on the subject property proposing:

1. A motor vehicle sales, leasing and/or rental facility - restricted whereas By-law 0225-2007, as amended, does not permit such a use in this instance;
2. 3 outdoor vehicle display spaces whereas By-law 0225-2007, as amended, does not permit such a use in this instance; and
3. 27 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 52 parking spaces in this instance.

Y. Somalingam, 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 June 9, 2021)
- City of Mississauga, Transportation and Works Department (dated June 9, 2021)
- Region of Peel (dated June 9, 2021)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- A petition of support signed by seven residents/property owners.

The Committee discussed the merits of the application.

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

DECISION

Committee has taken into consideration, on balance, any and all submissions made before its decision including one 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 not minor in nature, is not desirable for the appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law and the Official Plan are not maintained.

Accordingly, the Committee resolves to refuse the request.

MOVED BY: J. Page CARRIED

The Decision of the Committee is:

APPLICATION REFUSED

To allow used car sales on the subject property proposing:

1. A motor vehicle sales, leasing and/or rental facility - restricted whereas By-law 0225-2007, as amended, does not permit such a use in this instance;
2. 3 outdoor vehicle display spaces whereas By-law 0225-2007, as amended, does not permit such a use in this instance; and
3. 27 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 52 parking spaces in this instance.

Committee Decision dated at the City of Mississauga on June 24, 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 24, 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 **July 14, 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 **221 Troy Street**.
Date of Hearing on Thursday June 17, 2021
Date Decision Signed by the Committee June 24, 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 2:10p.m.

APPLICATION DETAILS

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

1. A gross floor area – infill residential 312.40sq.m (approx. 3362.65sq.ft) whereas By-law 0225-2007, as amended, permits a gross floor area – infill residential of 296.74sq.m (approx. 3194.08sq.ft) in this instance;
2. A side yard measured to a second storey of 1.33m (approx. 4.36ft) whereas By-law 0225-2007, as amended, requires a minimum side yard measured to a second storey of 1.81m (approx. 5.94ft) in this instance; and
3. A combined width of side yards of 2.42m (approx. 7.94ft) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 3.60m (approx. 11.81ft) in this instance.

A. Sawa, 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 June 9, 2021)
- City of Mississauga, Transportation and Works Department (dated June 9, 2021)
- Region of Peel (dated June 9, 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 CONDITIONS:

To allow the construction of an addition proposing:

1. A gross floor area – infill residential 312.40sq.m whereas By-law 0225-2007, as amended, permits a gross floor area – infill residential of 296.74sq.m in this instance;
2. A side yard measured to a second storey of 1.33m whereas By-law 0225-2007, as amended, requires a minimum side yard measured to a second storey of 1.81m (approx. 5.94ft) in this instance;
3. A combined width of side yards of 2.42m whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 3.60m in this instance; and
4. A side yard measured to the garage of 1.09m whereas By-law 0225-2007, as amended, requires a minimum side yard measured to a garage of 1.20m in this instance.

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 24, 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 24, 2021

"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 **July 14, 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 **3680 Glencolin Court**.
Date of Hearing on Thursday June 17, 2021
Date Decision Signed by the Committee June 24, 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 2:19p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow a treehouse, proposing a building height of an accessory structure of 5.70m (approx. 18.70ft); whereas, By-law 0225-2007, as amended, permits a maximum building height of an accessory structure of 3.00m (approx. 9.84ft), in this instance.

T. Nikolov, agent, attended and presented evidence and comment in support of the application.

BACKGROUND

On November 26, 2020, T. Nikolov, agent, requested to defer the application to meet with staff.

The Committee consented to the request and deferred the application to mid to late February.

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated November 18, 2020)
- City of Mississauga, Transportation and Works Department (dated November 18, 2020)
- Region of Peel (dated November 18, 2020)
- Two letters of objection were received from area residents.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated June 9, 2021)
- City of Mississauga, Transportation and Works Department (dated June 9, 2021)
- Region of Peel (dated June 9, 2021)

CORRESPONDENCE & DISCUSSION

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

The Committee considered the merits of the application.

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

DECISION

Committee has taken into consideration, on balance, any and all submissions made before its decision including two written submissions. They have also considered all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and the majority of the members have determined that the application is not minor in nature, is not desirable for the appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law and the Official Plan are not maintained.

Accordingly, the Committee resolves to refuse the request.

MOVED BY: J. Page CARRIED

The Decision of the Committee is:

APPLICATION REFUSED:

To allow a treehouse, proposing a building height of an accessory structure of 5.70m; whereas, By-law 0225-2007, as amended, permits a maximum building height of an accessory structure of 3.00m, in this instance.

Committee Decision dated at the City of Mississauga on June 24, 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 24, 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 **July 14, 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 **930 Derry Road East**.
Date of Hearing on Thursday June 17, 2021
Date Decision Signed by the Committee June 24, 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 2:22p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow a drive-thru restaurant proposing 47 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 57 parking spaces in this instance.

A. Minns, agent, attended and presented evidence and comment in support of the application.

BACKGROUND

On March 11, 2021, A. Minns, agent, requested to defer the application to confirm parking calculations.

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 17, 2021)
- City of Mississauga, Transportation and Works Department (dated March 17, 2021)
- Region of Peel (dated March 17, 2021)

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated June 9, 2021)
- City of Mississauga, Transportation and Works Department (dated June 9, 2021)
- Region of Peel (dated June 9, 2021)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

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

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

MOVED BY: J. Page CARRIED

The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO CONDITIONS:

To allow a drive-thru restaurant proposing 47 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 57 parking spaces 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 24, 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 24, 2021

"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 **July 14, 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 **719 Third Street.**
Date of Hearing on Thursday June 17, 2021
Date Decision Signed by the Committee June 24, 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 2:25p.m.

APPLICATION DETAILS

The applicant requests the Committee allow the construction of an addition proposing:

1. A front yard measured to the dwelling of 6.46m (approx. 21.19ft) whereas By-law 0225-2007, as amended, requires a minimum front yard measured to the dwelling of 7.50m (approx. 24.61ft) in this instance;
2. A front yard measured to the porch of 3.45m (approx. 11.31ft) whereas By-law 0225-2007, as amended, requires a minimum front yard measured to the porch of 5.90m (approx. 19.36ft) in this instance;
3. A front yard measured to the eaves of 6.37m (approx. 20.90ft) whereas By-law 0225-2007, as amended, requires a minimum front yard measured to the eaves of 7.05m (approx. 24.61ft) in this instance;
4. A side yard measured to the first storey of 0.57m (approx. 1.87ft) whereas By-law 0225-2007, as amended, requires a minimum side yard measured to the first storey of 1.20m (approx. 3.94ft) in this instance;
5. A side yard measured to the second storey of 0.57m (approx. 1.87ft) whereas By-law 0225-2007, as amended, requires a minimum side yard measured to the second storey of 1.81m (approx. 5.94ft) in this instance;
6. A westerly side yard measured to the eaves of 0.37m (approx. 0.21ft) whereas By-law 0225-2007, as amended, requires a minimum westerly side yard measured to the eaves of 1.36m (approx. 4.46ft) in this instance;
7. A dwelling unit depth of 21.68m (approx. 71.13ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling unit depth of 20.00m (approx. 65.62ft) in this instance;
8. A maximum driveway width of 8.64m (approx. 28.35ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.69ft) in this instance; and
9. A building height measured to the eaves of 6.66m (approx. 21.85ft) 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.

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

BACKGROUND

On April 15, 2021, D. Acimovic, agent, spoke, and 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 April 7, 2021)
- City of Mississauga, Transportation and Works Department (dated April 7, 2021)
- Region of Peel (dated April 7, 2021)
- A letter was received from Ward Councillor Dasko objecting the application.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated June 9, 2021)
- City of Mississauga, Transportation and Works Department (dated June 9, 2021)
- Region of Peel (dated June 9, 2021)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- A letter was received from Ward Councillor Dasko expressing support for the subject application.
- Correspondence was received from one area resident expressing support for the subject application.

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

DECISION

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

Committee has taken into consideration, on balance, any and all submissions made before its decision including 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. George CARRIED

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITIONS:

To allow the construction of an addition proposing:

1. A front yard measured to the dwelling of 6.46m whereas By-law 0225-2007, as amended, requires a minimum front yard measured to the dwelling of 7.50m in this instance;
2. A front yard measured to the porch of 3.45m whereas By-law 0225-2007, as amended, requires a minimum front yard measured to the porch of 5.90m in this instance;
3. A front yard measured to the eaves of 6.37m whereas By-law 0225-2007, as amended, requires a minimum front yard measured to the eaves of 7.05m in this instance;
4. A westerly side yard measured to the first storey of 0.57m whereas By-law 0225-2007, as amended, requires a minimum side yard measured to the first storey of 1.20m in this instance;
5. A westerly side yard measured to the second storey of 0.57m whereas By-law 0225-2007, as amended, requires a minimum side yard measured to the second storey of 1.81m in this instance;
6. A westerly side yard measured to the eaves of 0.37m whereas By-law 0225-2007, as amended, requires a minimum westerly side yard measured to the eaves of 1.36m in this instance;
7. A dwelling unit depth of 21.68m measured from the first storey and 21.08 measured to the second storey whereas By-law 0225-2007, as amended, permits a maximum dwelling unit depth of 20.00m for any storey in this instance;
8. A maximum driveway width of 8.64m whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m in this instance; and
9. A building height measured to the eaves of 6.66m whereas By-law 0225-2007, as amended, permits a maximum building height measured to the eaves of 6.40m in this instance.

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 24, 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 24, 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 **July 14, 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.