

Location: VIRTUAL HEARING
Hearing: JULY 15, 2021 AT 3:00 P.M.

File	Name of Applicant	Location of Land	Ward	Decision
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| AA = Approved as Amended | ACP= Condition Plan | AC= Approved on Condition | AT = Approved Temporarily | D = Deferred |
AIP=Approved in Part

NEW APPLICATIONS (CONSENT)

B-42/21	AMRIT DHOOT	1079 ROOSEVELT RD	1	Refused
B-43/21				
A-270/21				
A-271/21				
A-272/21				
B-44/21	HELENA RAHEJA	659 MISSISSAUGA CRES	8	Deferred

DEFERRED FILES (CONSENT)

B-58/20	2629591 ONTARIO INC & 2629618	2482 CONFEDERATION PKY	7	Approved
B-59/20	ONTARIO INC			(AC)
B-60/20				
B-61/20				
B-35/21	MIRELLA & SALVATORE LIZZI	1597 STEVELES CRES	2	Approved
				(AC)

NEW APPLICATIONS (MINOR VARIANCE)

A-267/21	ROCKETT LUMBER HOLDINGS LIMITED	1322 MINAKI RD	1	Approved
A-268/21	SHAHZAD MUNAWAR BUTT	3252 RESPOND RD	10	Deferred
A-269/21	JAGRAJ & KAMALPREET DHILLON	7125 MINOTOLA AVE	5	Deferred
A-273/21	EVER BEAUTY INVESTMENT COMPANY LTD	3955 ERIN CENTRE BLVD	10	Approved
A-276/21	J SAHDRA HOLDINGS LTD.	56 LAKESHORE RD E	1	Approved
A-278/21	FERNANDO & NADIA SOLANES	1408 RADCLIFFE BLVD	1	Approved
				(AA, AT)

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 **1079 Roosevelt Road**.
Date of Hearing on Thursday July 15, 2021
Date Decision Signed by the Committee July 22, 2021

The hearing commenced at approximately 3:01.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 3:02p.m.

APPLICATION DETAILS

The applicant requests the approval of the Committee to sever a parcel of land (B42/21) for the creation of a new lot. The parcel of land has a frontage of approximately 7.06m (23.16ft) and an area of approximately 391.88sq.m (4218.16sq.ft).

A. Ferancik, 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 July 8, 2021)
- City of Mississauga, Transportation and Works Department (dated July 8, 2021)
- City of Mississauga, Community Services Department, Park Planning (dated July 8, 2021)
- Region of Peel (dated July 8, 2021)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

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

The Committee discussed the merits of the application.

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

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

DECISION

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

The Committee, having considered all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, is not satisfied that the application will result in 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, as amended, resolves to refuse to grant consent as the application did not satisfy the requirements.

Accordingly, the Committee resolves to refuse the request.

MOVED BY: S. Patrizio

The Decision of the Committee is:

APPLICATION REFUSED

Committee Decision dated at the City of Mississauga on July 22, 2021

<u>"S. PATRIZIO"</u> S. PATRIZIO	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHAHRUKH"</u> W. SHAHRUKH	<u>"D. KENNEDY"</u> D. KENNEDY
<u>"J. PAGE"</u> J. PAGE (CHAIR)	<u>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 July 22, 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: July 23, 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 August 12, 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 July 23, 2022

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

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 **1079 Roosevelt Road.**

Date of Hearing on Thursday July 15, 2021

Date Decision Signed by the Committee July 22, 2021

The hearing commenced at approximately 3:01.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 3:02p.m.

APPLICATION DETAILS

The applicant requests the approval of the Committee to sever a parcel of land (B43/21) for the creation of a new lot (totaling 3 lots). The parcel of land has a frontage of approximately 7.78m (25.53ft) and an area of approximately 355.09sq.m (3822.16sq.ft).

A. Ferancik, 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 July 8, 2021)
- City of Mississauga, Transportation and Works Department (dated July 8, 2021)
- City of Mississauga, Community Services Department, Park Planning (dated July 8, 2021)
- Region of Peel (dated July 8, 2021)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

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

The Committee discussed the merits of the application.

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

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

DECISION

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

The Committee, having considered all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, is not satisfied that the application will result in 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, as amended, resolves to refuse to grant consent as the application did not satisfy the requirements.

Accordingly, the Committee resolves to refuse the request.

MOVED BY: S. Patrizio

The Decision of the Committee is:

APPLICATION REFUSED

Committee Decision dated at the City of Mississauga on July 22, 2021

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

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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 July 23, 2022

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

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 **1079 Roosevelt Road.**
Date of Hearing on Thursday July 15, 2021
Date Decision Signed by the Committee July 22, 2021

The hearing commenced at approximately 3:01p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 3:02p.m.

APPLICATION DETAILS

A minor variance is requested for the Retained lands (file A270/21) proposing the construction of a new detached dwelling proposing:

1. A lot area of 436.10sq.m (approx. 4694.14sq.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 11.38m (approx. 37.34ft) 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 39.80% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% in this instance;
4. A front yard of 5.79m (approx. 19.00ft) whereas By-law 0225-2007, as amended, requires a minimum front yard of 7.50m (approx. 24.60ft) in this instance;
5. A rear yard of 2.44m (approx. 8.00ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard of 7.50m (approx. 24.60ft) in this instance; and
6. A side yard of 1.22m (approx. 3.97ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.81m (approx. 5.93ft) in this instance.

A. Ferancik, 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 July 8, 2021)
- City of Mississauga, Transportation and Works Department (dated July 8, 2021)
- City of Mississauga, Community Services Department, Park Planning (dated July 8, 2021)
- Region of Peel (dated July 8, 2021)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

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

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 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 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: S. Patrizio CARRIED

The Decision of the Committee is:

APPLICATION REFUSED

Committee Decision dated at the City of Mississauga on July 22, 2021.

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

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"D. RUSNOV"

DIANA RUSNOV – CITY – CLERK

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **August 11, 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 **1079 Roosevelt Road.**
Date of Hearing on Thursday July 15, 2021
Date Decision Signed by the Committee July 22, 2021

The hearing commenced at approximately 3:01p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 3:02p.m.

APPLICATION DETAILS

A minor variance is requested for the Severed lands (file A271/21) proposing the construction of a new semi-detached dwelling:

1. A lot area of 391.88sq.m (approx. 4218.16sq.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 7.06m (approx. 23.16ft) 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 39.40% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% in this instance;
4. A semi-detached dwelling whereas By-law 0225-2007, as amended, does not permit a semi-detached dwelling in this instance;
5. A side yard (southeast – inner) of 0.00m whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.81m (approx. 5.93ft) in this instance;
6. A side yard (northwest – outer) of 1.22m (approx. 3.97ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.81m (approx. 5.93ft) in this instance; and
7. A building height measured to a flat roof of 9.80m (approx. 32.15ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured to a flat roof of 7.50m (approx. 24.60m) in this instance.

A. Ferancik, 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 July 8, 2021)
- City of Mississauga, Transportation and Works Department (dated July 8, 2021)
- City of Mississauga, Community Services Department, Park Planning (dated July 8, 2021)
- Region of Peel (dated July 8, 2021)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

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

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 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 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: S. Patrizio CARRIED

The Decision of the Committee is:

APPLICATION REFUSED

Committee Decision dated at the City of Mississauga on July 22, 2021.

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

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This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **August 11, 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 **1079 Roosevelt Road.**
Date of Hearing on Thursday July 15, 2021
Date Decision Signed by the Committee July 22, 2021

The hearing commenced at approximately 3:01p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 3:02p.m.

APPLICATION DETAILS

A minor variance is requested for the Severed lands (file A272/21) proposing:

1. A lot area of 355.09sq.m (approx. 3822.16sq.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 7.78m (approx. 25.53ft) 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 39.90% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% in this instance;
4. A semi-detached dwelling whereas By-law 0225-2007, as amended, does not permit a semi-detached dwelling in this instance;
5. A side yard (northwest – inner) of 0.00m whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.81m (approx. 5.93ft) in this instance;
6. A side yard (southeast – outer) of 1.22m (approx. 3.97ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.81m (approx. 5.93ft) in this instance; and
7. A building height measured to a flat roof of 9.80m (approx. 32.15ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured to a flat roof of 7.50m (approx. 24.60m) in this instance.

A. Ferancik, 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 July 8, 2021)
- City of Mississauga, Transportation and Works Department (dated July 8, 2021)
- City of Mississauga, Community Services Department, Park Planning (dated July 8, 2021)
- Region of Peel (dated July 8, 2021)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

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

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 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 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: S. Patrizio CARRIED

The Decision of the Committee is:

APPLICATION REFUSED

Committee Decision dated at the City of Mississauga on July 22, 2021.

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

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"D. RUSNOV"

DIANA RUSNOV – CITY – CLERK

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Committee.Adjustment@mississauga.ca

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **August 11, 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 **2476-2482 Confederation Parkway**.
Date of Hearing on Thursday July 15, 2021
Date Decision Signed by the Committee July 22, 2021

The hearing commenced at approximately 3:01.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 3:29p.m.

APPLICATION DETAILS

The applicant requests the approval of the Committee to sever a parcel of land for the purpose of a lot addition. The parcel has a frontage of approximately 16.61m (54.49ft) and an area of approximately 305.30sq.m (3286.22sq.ft).

L. Palozzi, agent, attended and presented evidence and comment in support of the application.

BACKGROUND

On January 21, 2021, D. Sajecki, agent, attended and requested to defer the application to meet with staff as there were still Zoning concerns to work out.

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

- City of Mississauga, Planning and Building Department (dated January 13, 2020)
- City of Mississauga, Transportation and Works Department (dated January 13, 2020)
- City of Mississauga, Community Services Department, Park Planning (dated January 13, 2020)
- City of Mississauga, Community Services Department, Heritage Planning (dated January 13, 2020)
- Region of Peel (dated January 13, 2020)
- Bell Canada, Right-of-Way (dated January 20, 2020)
- 4 Letters of concern received from area residents.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated July 8, 2021)
- City of Mississauga, Transportation and Works Department (dated July 8, 2021)
- City of Mississauga, Community Services Department, Park Planning (dated July 8, 2021)
- Region of Peel (dated July 8, 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, on balance, any and all submissions made before its decision including four 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: S. Patrizio

The Decision of the Committee is:

APPLICATION APPROVED ON CONDITIONS AS STATED IN APPENDIX A:

To sever a parcel of land for the purpose of a lot addition. The parcel has a frontage of approximately 16.61m and an area of approximately 305.30sq.m.

Committee Decision dated at the City of Mississauga on July 22, 2021

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

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"D. RUSNOV"

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Date of Mailing: July 23, 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 August 12, 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 July 23, 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.
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 July 8, 2021.
5. A letter shall be received from the City of Mississauga, Community Services Department, Park Planning Section, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated July 8, 2021.

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

Transportation and Works Comments

The intent of these applications is to create four new lots which would allow the development of two semi-detached dwellings. Previously under Consent Application, File 'B' 60 & 61/18 it was proposed that the two semi-detached dwellings would front onto Confederation Parkway as opposed to the current request which proposes frontages onto Dunbar Road.

Further to our previous comments we note that the Rezoning Application, reference OZ 19/07 to rezone the lands to RM2 (Residential) to permit semi-detached dwellings was enacted and passed by Council on April 21, 2021 under By-Law Number 0084-2021.

A number of development requirements such as a Development Agreement, road widening(s), servicing and grading plan review, acoustical requirements, etc. are were reviewed through the Rezoning application and addressed. We have reviewed the Rezoning Application and it is our understanding that the following conditions are still outstanding.

In view of the above, and should Committee see merit in the subject applications, we are providing the following comments 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 provide a Grading 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.

We acknowledge that under the Rezoning Review a Grading Plan DWG No. GP-1 prepared by Gama Engineering Inc. dated February 8, 2021 has been submitted. Upon receipt of a Grading Plan we will forward it to our Development Construction Section for review/approval.

2. 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 Tony Iacobucci at (905) 615-3200 ext. 5129 or tony.iacobucci@mississauga.ca

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

B. GENERAL INFORMATION

1. Lot Grading and Drainage

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

2. Servicing

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

3. Access

We are also noting that should any utilities need to be relocated, or municipal curbs need to be modified, all costs incurred will also be to the owner.

4. Storm Sewer Outlet

It should be noted that Schedule "C" of the Development Agreement under the Transportation and Works Department contains a number of drainage related items pertaining to items such as Front Yard Stormwater Chambers, weeping tile requirements, Low impact Development Infrastructure, roof leaders NOT to be connected to storm sewer system, implementation of on-site storm water management techniques, etc. The above noted items are all to be addressed prior to Site Plan Approval.

Comments Prepared by: Tony Iacobucci, 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:

- 2 Manitoba Maple – Good Condition
- 1 Willow – Good Condition
- 1 Cherry – Good Condition

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

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 trees on Confederation Parkway. This figure is subject to the most recent Fees and Charges By-law at the time of payment and is therefore subject to change.
2. The applicant shall provide tree protection securities in the amount of \$2,314.24 for the preservation of the municipal trees.

In addition, Community Services notes the following:

1. The applicant shall ensure that future driveways do not impact or require the removal of the above noted trees.
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. 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.
4. 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 53 of The Planning Act R.S.O. 1990, C.P.13, as amended.
Application for the property located at **2476-2482 Confederation Parkway**.
Date of Hearing on Thursday July 15, 2021
Date Decision Signed by the Committee July 22, 2021

The hearing commenced at approximately 3:01.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 3:29p.m.

APPLICATION DETAILS

The applicant requests the approval of the Committee to sever a parcel of land for the purpose of a lot addition. The parcel has a frontage of approximately 20m (65.62ft) and an area of approximately 420.40sq.m (4525.15sq.ft).

L. Palozzi, agent, attended and presented evidence and comment in support of the application.

BACKGROUND

On January 21, 2021, D. Sajecki, agent, attended and requested to defer the application to meet with staff as there were still Zoning concerns to work out.

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

- City of Mississauga, Planning and Building Department (dated January 13, 2020)
- City of Mississauga, Transportation and Works Department (dated January 13, 2020)
- City of Mississauga, Community Services Department, Park Planning (dated January 13, 2020)
- City of Mississauga, Community Services Department, Heritage Planning (dated January 13, 2020)
- Region of Peel (dated January 13, 2020)
- Bell Canada, Right-of-Way (dated January 20, 2020)
- 4 Letters of concern received from area residents.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated July 8, 2021)
- City of Mississauga, Transportation and Works Department (dated July 8, 2021)
- City of Mississauga, Community Services Department, Park Planning (dated July 8, 2021)
- Region of Peel (dated July 8, 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, on balance, any and all submissions made before its decision including four 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: S. Patrizio

The Decision of the Committee is:

APPLICATION APPROVED ON CONDITIONS AS STATED IN APPENDIX A:

To sever a parcel of land for the purpose of a lot addition. The parcel has a frontage of approximately 20m and an area of approximately 420.40sq.m.

Committee Decision dated at the City of Mississauga on July 22, 2021

<u>"S. PATRIZIO"</u> S. PATRIZIO	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHAHRUKH"</u> W. SHAHRUKH	<u>"D. KENNEDY"</u> D. KENNEDY
<u>"J. PAGE"</u> J. PAGE (CHAIR)	<u>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 July 22, 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: July 23, 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 August 12, 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 July 23, 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.
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 July 8, 2021.
5. A letter shall be received from the City of Mississauga, Community Services Department, Park Planning Section, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated July 8, 2021.

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

Transportation and Works Comments

The intent of these applications is to create four new lots which would allow the development of two semi-detached dwellings. Previously under Consent Application, File 'B' 60 & 61/18 it was proposed that the two semi-detached dwellings would front onto Confederation Parkway as opposed to the current request which proposes frontages onto Dunbar Road.

Further to our previous comments we note that the Rezoning Application, reference OZ 19/07 to rezone the lands to RM2 (Residential) to permit semi-detached dwellings was enacted and passed by Council on April 21, 2021 under By-Law Number 0084-2021.

A number of development requirements such as a Development Agreement, road widening(s), servicing and grading plan review, acoustical requirements, etc. are were reviewed through the Rezoning application and addressed. We have reviewed the Rezoning Application and it is our understanding that the following conditions are still outstanding.

In view of the above, and should Committee see merit in the subject applications, we are providing the following comments 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 provide a Grading 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.

We acknowledge that under the Rezoning Review a Grading Plan DWG No. GP-1 prepared by Gama Engineering Inc. dated February 8, 2021 has been submitted. Upon receipt of a Grading Plan we will forward it to our Development Construction Section for review/approval.

2. 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 Tony Iacobucci at (905) 615-3200 ext. 5129 or tony.iacobucci@mississauga.ca

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

B. GENERAL INFORMATION

1. Lot Grading and Drainage

We advise the applicant that issuance of any building permits for the new dwellings 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.

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3. Access

We are also noting that should any utilities need to be relocated, or municipal curbs need to be modified, all costs incurred will also be to the owner.

4. Storm Sewer Outlet

It should be noted that Schedule "C" of the Development Agreement under the Transportation and Works Department contains a number of drainage related items pertaining to items such as Front Yard Stormwater Chambers, weeping tile requirements, Low impact Development Infrastructure, roof leaders NOT to be connected to storm sewer system, implementation of on-site storm water management techniques, etc. The above noted items are all to be addressed prior to Site Plan Approval.

Comments Prepared by: Tony Iacobucci, 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:

- 2 Manitoba Maple – Good Condition
- 1 Willow – Good Condition
- 1 Cherry – Good Condition

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

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 trees on Confederation Parkway. This figure is subject to the most recent Fees and Charges By-law at the time of payment and is therefore subject to change.
2. The applicant shall provide tree protection securities in the amount of \$2,314.24 for the preservation of the municipal trees.

In addition, Community Services notes the following:

1. The applicant shall ensure that future driveways do not impact or require the removal of the above noted trees.
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.
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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 53 of The Planning Act R.S.O. 1990, C.P.13, as amended.
Application for the property located at **2476-2482 Confederation Parkway**.
Date of Hearing on Thursday July 15, 2021
Date Decision Signed by the Committee July 22, 2021

The hearing commenced at approximately 3:01.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 3:29p.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 has a frontage of approximately 8.35m (27.39ft) and an area of approximately 305.00sq.m (3282.99sq.ft).

L. Palozzi, agent, attended and presented evidence and comment in support of the application.

BACKGROUND

On January 21, 2021, D. Sajecki, agent, attended and requested to defer the application to meet with staff as there were still Zoning concerns to work out.

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

- City of Mississauga, Planning and Building Department (dated January 13, 2020)
- City of Mississauga, Transportation and Works Department (dated January 13, 2020)
- City of Mississauga, Community Services Department, Park Planning (dated January 13, 2020)
- City of Mississauga, Community Services Department, Heritage Planning (dated January 13, 2020)
- Region of Peel (dated January 13, 2020)
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- 4 Letters of concern received from area residents.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated July 8, 2021)
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- Region of Peel (dated July 8, 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, on balance, any and all submissions made before its decision including four 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: S. Patrizio

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 has a frontage of approximately 8.35m and an area of approximately 305.00sq.m.

Committee Decision dated at the City of Mississauga on July 22, 2021

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

I certify this is copy of the decision of the Committee's decision given on July 22, 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: July 23, 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 August 12, 2021

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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 July 23, 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.
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Appendix B – City and Agency comments that relate to items on Appendix A

Transportation and Works Comments

The intent of these applications is to create four new lots which would allow the development of two semi-detached dwellings. Previously under Consent Application, File 'B' 60 & 61/18 it was proposed that the two semi-detached dwellings would front onto Confederation Parkway as opposed to the current request which proposes frontages onto Dunbar Road.

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The applicant's consulting engineer will be required to provide a Grading 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.

We acknowledge that under the Rezoning Review a Grading Plan DWG No. GP-1 prepared by Gama Engineering Inc. dated February 8, 2021 has been submitted. Upon receipt of a Grading Plan we will forward it to our Development Construction Section for review/approval.

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For further information regarding the above noted comments, please contact Tony Iacobucci at (905) 615-3200 ext. 5129 or tony.iacobucci@mississauga.ca

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

B. GENERAL INFORMATION

1. Lot Grading and Drainage

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It should be noted that Schedule "C" of the Development Agreement under the Transportation and Works Department contains a number of drainage related items pertaining to items such as Front Yard Stormwater Chambers, weeping tile requirements, Low impact Development Infrastructure, roof leaders NOT to be connected to storm sewer system, implementation of on-site storm water management techniques, etc. The above noted items are all to be addressed prior to Site Plan Approval.

Comments Prepared by: Tony Iacobucci, 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:

- 2 Manitoba Maple – Good Condition
- 1 Willow – Good Condition
- 1 Cherry – Good Condition

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

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 trees on Confederation Parkway. This figure is subject to the most recent Fees and Charges By-law at the time of payment and is therefore subject to change.
2. The applicant shall provide tree protection securities in the amount of \$2,314.24 for the preservation of the municipal trees.

In addition, Community Services notes the following:

1. The applicant shall ensure that future driveways do not impact or require the removal of the above noted trees.
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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 53 of The Planning Act R.S.O. 1990, C.P.13, as amended.
Application for the property located at **2476-2482 Confederation Parkway**.
Date of Hearing on Thursday July 15, 2021
Date Decision Signed by the Committee July 22, 2021

The hearing commenced at approximately 3:01.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 3:29p.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 has a frontage of approximately 9.12m (29.92ft) and an area of approximately 418.10sq.m (4500.39sq.ft).

L. Palozzi, agent, attended and presented evidence and comment in support of the application.

BACKGROUND

On January 21, 2021, D. Sajecki, agent, attended and requested to defer the application to meet with staff as there were still Zoning concerns to work out.

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

- City of Mississauga, Planning and Building Department (dated January 13, 2020)
- City of Mississauga, Transportation and Works Department (dated January 13, 2020)
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COMMENTS

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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, on balance, any and all submissions made before its decision including four 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: S. Patrizio

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 has a frontage of approximately 9.12m and an area of approximately 418.10sq.m.

Committee Decision dated at the City of Mississauga on July 22, 2021

<u>"S. PATRIZIO"</u> S. PATRIZIO	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHAHRUKH"</u> W. SHAHRUKH	<u>"D. KENNEDY"</u> D. KENNEDY
<u>"J. PAGE"</u> J. PAGE (CHAIR)	<u>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 July 22, 2021

"D. RUSNOV"

DIANA RUSNOV – CITY – CLERK

For a signed copy of this document
please call 905-615-3200 ext. 2408
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Date of Mailing: July 23, 2021

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NOTES:

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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.
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 July 8, 2021.
5. A letter shall be received from the City of Mississauga, Community Services Department, Park Planning Section, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated July 8, 2021.

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

Transportation and Works Comments

The intent of these applications is to create four new lots which would allow the development of two semi-detached dwellings. Previously under Consent Application, File 'B' 60 & 61/18 it was proposed that the two semi-detached dwellings would front onto Confederation Parkway as opposed to the current request which proposes frontages onto Dunbar Road.

Further to our previous comments we note that the Rezoning Application, reference OZ 19/07 to rezone the lands to RM2 (Residential) to permit semi-detached dwellings was enacted and passed by Council on April 21, 2021 under By-Law Number 0084-2021.

A number of development requirements such as a Development Agreement, road widening(s), servicing and grading plan review, acoustical requirements, etc. are were reviewed through the Rezoning application and addressed. We have reviewed the Rezoning Application and it is our understanding that the following conditions are still outstanding.

In view of the above, and should Committee see merit in the subject applications, we are providing the following comments 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 provide a Grading 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.

We acknowledge that under the Rezoning Review a Grading Plan DWG No. GP-1 prepared by Gama Engineering Inc. dated February 8, 2021 has been submitted. Upon receipt of a Grading Plan we will forward it to our Development Construction Section for review/approval.

2. 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 Tony Iacobucci at (905) 615-3200 ext. 5129 or tony.iacobucci@mississauga.ca

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

B. GENERAL INFORMATION

1. Lot Grading and Drainage

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

2. Servicing

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

3. Access

We are also noting that should any utilities need to be relocated, or municipal curbs need to be modified, all costs incurred will also be to the owner.

4. Storm Sewer Outlet

It should be noted that Schedule "C" of the Development Agreement under the Transportation and Works Department contains a number of drainage related items pertaining to items such as Front Yard Stormwater Chambers, weeping tile requirements, Low impact Development Infrastructure, roof leaders NOT to be connected to storm sewer system, implementation of on-site storm water management techniques, etc. The above noted items are all to be addressed prior to Site Plan Approval.

Comments Prepared by: Tony Iacobucci, 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:

- 2 Manitoba Maple – Good Condition
- 1 Willow – Good Condition
- 1 Cherry – Good Condition

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

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 trees on Confederation Parkway. This figure is subject to the most recent Fees and Charges By-law at the time of payment and is therefore subject to change.
2. The applicant shall provide tree protection securities in the amount of \$2,314.24 for the preservation of the municipal trees.

In addition, Community Services notes the following:

1. The applicant shall ensure that future driveways do not impact or require the removal of the above noted trees.
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. 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.
4. 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 53 of The Planning Act R.S.O. 1990, C.P.13, as amended.
Application for the property located at **1597 Steveles Crescent**.
Date of Hearing on Thursday July 15, 2021
Date Decision Signed by the Committee July 22, 2021

The hearing commenced at approximately 3:01.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 3:37p.m.

APPLICATION DETAILS

The applicant requests the approval of the Committee to change condition #4 of Provisional Consent approved under file B1/20. The parcel of land has a frontage of approximately 27.84m (91.34ft) and an area of approximately 1,126.00sq.m (12,120.16sq.ft).

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

BACKGROUND

On June 3, 2021, B. Oughtred, agent, attended, and requested to defer the application to circulate material.

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 May 19, 2021)
- City of Mississauga, Transportation and Works Department (dated May 19, 2021)
- City of Mississauga, Community Services Department, Park Planning (dated May 19, 2021)
- Region of Peel (dated May 19, 2021)
- Two letters of no objection were received from area residents.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated July 8, 2021)
- City of Mississauga, Transportation and Works Department (dated July 8, 2021)
- City of Mississauga, Community Services Department, Culture Division (dated July 8, 2021)
- City of Mississauga, Community Services Department, Park Planning (dated July 8, 2021)
- Region of Peel (dated July 8, 2021)

CORRESPONDENCE & DISCUSSION

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

D. Martin, Transportation and Works Department, spoke and outlined his departments concerns for change of conditions and the modified cul-de-sac bulb.

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

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

DECISION

Committee has taken into consideration, on balance, any and all submissions made before its decision including 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: S. Patrizio

The Decision of the Committee is:

APPLICATION APPROVED ON CONDITIONS AS STATED IN APPENDIX A:

To change condition #4 of Provisional Consent approved under file B1/20. The parcel of land has a frontage of approximately 27.84m and an area of approximately 1,126.00sq.m.

CONDITION:

1. Land dedication shall be in accordance with the plan illustrated in the Transportation and Works Department Staff comments dated July 7, 2021.

Committee Decision dated at the City of Mississauga on July 22, 2021

<u>"S. PATRIZIO"</u> S. PATRIZIO	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHAHRUKH"</u> W. SHAHRUKH	<u>DISSENTED</u> D. KENNEDY
<u>"J. PAGE"</u> J. PAGE (CHAIR)	<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 July 22, 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: July 23, 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 August 12, 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 July 23, 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 B – City and Agency comments that relate to items on Appendix A

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.
4. 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 July 8, 2021.
5. A letter shall be received from the City of Mississauga, Community Services Department, Culture Division, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated July 8, 2021.

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 above noted consent application and advises as follows:

Should the application be approved, Community Services would like to impose the following condition:

1. The applicant shall provide a cash contribution of \$1,214.24 for planting of two (2) street trees on Steveles Crescent. 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 of street tree contributions 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

Heritage

The property has archaeological potential due to its proximity to a present or past watercourse or known archaeological resource. The proponent shall carry out an archaeological assessment of the subject property and mitigate, through preservation or resource removal and documenting, adverse impacts to any significant archaeological resources found. No grading or other soil disturbances shall take place on the subject property prior to the approval authority and the Ministry of Heritage, Sport, Tourism, and Culture Industries confirming that all archaeological resource concerns have met licensing and resource conservation requirements. Letters to this effect from said Ministry corresponding to each archaeological assessment report and activity are required to be submitted to the Culture Division for review.

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 **1322 Minaki Road.**
Date of Hearing on Thursday July 15, 2021
Date Decision Signed by the Committee July 22, 2021

The hearing commenced at approximately 3:01p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 4:05p.m.

APPLICATION DETAILS

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

1. A lot coverage of 34.72% (324.85sq.m) whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% (280.68sq.m) in this instance;
2. A gross floor area of 397.78sq.m (approx. 4281.67sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 377.12sq.m (approx. 4059.29sq.ft) in this instance;
3. A front yard of 5.69m (approx. 18.67ft) whereas By-law 0225-2007, as amended, requires a minimum front yard of 5.90m (approx. 19.36ft) in this instance;
4. An exterior side yard of 7.26m (approx. 23.82ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard of 7.50m (approx. 24.60ft) in this instance;
5. A building height measured to the highest ridge of 10.26m (approx. 33.66ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured to the highest ridge of 9.50m (approx. 31.16ft) in this instance; and
6. A building height measured to the underside of the eaves of 7.65m (approx. 25.10ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured to underside of the eaves of 6.40m (approx. 20.99ft) in this instance.

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

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated July 8, 2021)
- City of Mississauga, Transportation and Works Department (dated July 8, 2021)
- Region of Peel (dated July 8, 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 house proposing:

1. A lot coverage of 34.72% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% in this instance;
2. A gross floor area of 397.78sq.m whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 377.12sq.m in this instance;
3. A front yard of 5.69m whereas By-law 0225-2007, as amended, requires a minimum front yard of 5.90m in this instance;
4. An exterior side yard of 7.26m whereas By-law 0225-2007, as amended, requires a minimum exterior side yard of 7.50m in this instance;
5. A building height measured to the highest ridge of 10.26m whereas By-law 0225-2007, as amended, permits a maximum building height measured to the highest ridge of 9.50m in this instance; and
6. A building height measured to the underside of the eaves of 7.65m whereas By-law 0225-2007, as amended, permits a maximum building height measured to underside of the eaves of 6.40m in this instance.

Committee Decision dated at the City of Mississauga on July 22, 2021.

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

I certify this is copy of the decision of the Committee's decision given on July 22, 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 **August 11, 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 **3955 Erin Centre Boulevard**.
Date of Hearing on Thursday July 15, 2021
Date Decision Signed by the Committee July 22, 2021

The hearing commenced at approximately 3:01p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 4:16p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow a take-out restaurant proposing a setback of 5m (approx. 16.40ft) from a residential zone whereas By-law 0225-2007, as amended, requires a minimum setback of 60m (approx. 196.85ft) in this instance.

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

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated July 8, 2021)
- City of Mississauga, Transportation and Works Department (dated July 8, 2021)
- Region of Peel (dated July 8, 2021)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- A memorandum was received from the Ward Councillor expressing concerns for the subject application.
- Correspondence was received from 10 area residents 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 11 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:

To permit a take-out restaurant within the required separation distance to an adjacent Residential Zone; whereas By-law 0225-2007, as amended, requires a minimum separation distance of 60m measured in a straight line from the nearest part of the building or structure or portion of the building or structure containing the use, to the closest lot line of a Residential Zone in this instance.

Committee Decision dated at the City of Mississauga on July 22, 2021.

<u>"S. PATRIZIO"</u> S. PATRIZIO	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHAHRUKH"</u> W. SHAHRUKH	<u>"D. KENNEDY"</u> D. KENNEDY
<u>"J. PAGE"</u> J. PAGE (Chair)	<u>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 July 22, 2021

"D. RUSNOV"

DIANA RUSNOV – CITY – CLERK

For a signed copy of this document
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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 **August 11, 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 **56 Lakeshore Road East**.
Date of Hearing on Thursday July 15, 2021
Date Decision Signed by the Committee July 22, 2021

The hearing commenced at approximately 3:01p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 4:28p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow a new restaurant proposing 8 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 29 parking spaces in this instance.

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

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated July 8, 2021)
- City of Mississauga, Transportation and Works Department (dated July 8, 2021)
- Region of Peel (dated July 8, 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 A
TEMPORARY PERIOD OF 3 YEARS (approval will lapse on August, 31, 2024):**

To allow a new restaurant proposing 8 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 29 parking spaces in this instance.

Committee Decision dated at the City of Mississauga on July 22, 2021.

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

I certify this is copy of the decision of the Committee's decision given on July 22, 2021

"D. RUSNOV"

DIANA RUSNOV – CITY – CLERK

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please call 905-615-3200 ext. 2408
or email

Committee.Adjustment@mississauga.ca

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **August 11, 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 **1408 Radcliffe Boulevard**.
Date of Hearing on Thursday July 15, 2021
Date Decision Signed by the Committee July 22, 2021

The hearing commenced at approximately 3:01p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 4:33p.m.

APPLICATION DETAILS

The applicants request the Committee to approve a minor variance to legalize the lot area pursuant to consent application B70/20 proposing a lot area of 685sq.m (approx. 7,373.3sq.ft) whereas By-law 0225-2007, as amended, requires a minimum lot area of 720sq.m (approx. 7,750.0sq.ft) in this instance.

I. Moutine, 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 July 8, 2021)
- City of Mississauga, Transportation and Works Department (dated July 8, 2021)
- Region of Peel (dated July 8, 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: S. Patrizio CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

To legalize the lot area pursuant to consent application B70/20 proposing a lot area of 685sq.m whereas By-law 0225-2007, as amended, requires a minimum lot area of 720sq.m in this instance.

Committee Decision dated at the City of Mississauga on July 22, 2021.

<u>"S. PATRIZIO"</u> S. PATRIZIO	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHAHRUKH"</u> W. SHAHRUKH	<u>"D. KENNEDY"</u> D. KENNEDY
<u>"J. PAGE"</u> J. PAGE (Chair)	<u>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 July 22, 2021

"D. RUSNOV"

DIANA RUSNOV – CITY – CLERK

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please call 905-615-3200 ext. 2408
or email

Committee.Adjustment@mississauga.ca

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **August 11, 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.