

**Location: VIRTUAL HEARING**  
**Hearing: AUGUST 12, 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				
<b><u>NEW APPLICATIONS (CONSENT)</u></b>				
B-39/21 A-248/21 A-249/21	MAREK PRZECLAWSKI	10 CAYUGA AVE	1	Deferred
B-45/21 A-293/21 A294/21	DARIO DINAPOLI & KENDALL MANOR	1594 CALVERTON CRT	1	Deferred
B-46/21 A-305/21 A-306/21	MARCIN MASLEJ & JACQUELINE DE MELLO	30-32 OAKWOOD AVE N	1	Deferred
B-47/21 A-307/21 A-308/21	PHAN TANG	1043 WEST AVE	1	Approved (AC) Approved (AA, AC, ACP)
<b><u>NEW APPLICATIONS (MINOR VARIANCE)</u></b>				
A-274/21	PROMILA & SURINDER AGGARWAL	7488 MCKECHNIE CRT	5	Approved (AA, ACP)
A-288/21	GIANCARLO & MARIJA TEDESCO	316 PATHFINDER DR	7	Approved
A-289/21	SYED HASHIM RAZA	5610 FUDGE TERR	10	Deferred
A-295/21	KENNETH CARR & JENNIFER KEY-CARR	2434 WHALEY DR	7	Approved
A-296/21	6285457 CANADA INC	180 TRADERS BLVD E	5	Approved (AA, AT)
A-297/21	SAYANI & NADIA SAIPHOO	1145 BLUEHERON BLVD	6	Approved (AA, AC)
A-298/21	SARA STINSON	3141 ARNETT CRT	9	Approved (ACP)
A-299/21	ROGERS TELECOMMUNICATIONS LIMITED	3981 REDMOND RD	7	Approved (AA)
A-302/21	SUKHMANDER & KARAMJEET BRAR	7437 SILLS RD	5	Refused
A-303/21	ELIZABETH CAPONE	4161 HIGHGATE CRES	3	Deferred
A-304/21	SIOBHAIN CROWLEY	6 WESLEY CRES	1	Deferred
A-309/21	HAMIDREZA MOHAMADI	1161 MIRADA PL	2	Approved
<b><u>DEFERRED FILES (MINOR VARIANCE)</u></b>				
A-171/21	MAISA & RYAAN OTHMAN	4050 WESTMINSTER PL	3	Approved (AA, AC, ACP)
A-200/21	OMKALTHOUM ABDULKARAM, INTISAR & MERYAM AL-WAADH	3911 SWIFTDAL DR	10	Approved (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 **1043 West Avenue**.

Date of Hearing on Thursday August 12, 2021

Date Decision Signed by the Committee August 19, 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 1:15p.m.

### **APPLICATION DETAILS**

The applicant requests the Consent of the Committee to sever a parcel of land for the creation of a new lot. The parcel of land has a frontage of approximately 8.84m (29.00ft) and an area of approximately 334.80sq.m (3603.76sq.ft).

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

### **COMMENTS**

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated August 4, 2021)
- City of Mississauga, Transportation and Works Department (dated August 4, 2021)
- City of Mississauga, Community Services Department, Park Planning (dated August 4, 2021)
- Region of Peel (dated August 4, 2021)
- Bell Canada, Right-of-Way (dated August 4, 2021)

### **CORRESPONDENCE & DISCUSSION**

The Secretary – Treasurer noted the comments received from:

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

One area residents appeared before the Committee and expressed no objection.

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 submission, and one oral submission.

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

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

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

MOVED BY: D. Kennedy

The Decision of the Committee is:

**APPLICATION APPROVED ON CONDITIONS AS STATED IN APPENDIX A:**

To sever a parcel of land for the creation of a new lot. The parcel of land has a frontage of approximately 8.84m and an area of approximately 334.80sq.m.

**CONDITION:**

1. The variance applications approved under Files A307.21 and A308.21 must be finalized.

Committee Decision dated at the City of Mississauga on August 19, 2021

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

I certify this is copy of the decision of the Committee's decision given on August 19, 2021

"L. CHRISTIE"

LISA CHRISTIE – SECRETARY  
TREASURER

For a signed copy of this document

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

[Committee.Adjustment@mississauga.ca](mailto:Committee.Adjustment@mississauga.ca)

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

Date of Mailing: August 20, 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 September 9, 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 August 20, 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. ("A"307/21 and "A"308/21)
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 August 4, 2020.
5. A letter shall be received from the City of Mississauga, Community Services Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated August 4, 2020.

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.

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](mailto: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](mailto:john.salvino@mississauga.ca)

**B. GENERAL INFORMATION**

1. Lot Grading and Drainage

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

2. Servicing

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

3. Access

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 entrance(s) to the subject lands or any modifications/reinstatement required, would be at cost to the owner.

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

Driveway accesses shall maintain a 1.5m setback from aboveground features such as utilities and trees. We are also noting that should any utilities need to be relocated, all costs incurred will also be to the owner.

Purchasers/tenants are advised that Ebony Road will be extended easterly in the future to connect with Greaves Avenue.

There is an existing utility pole located in front of the site. Should this pole be of an encumbrance to the proposed driveway(s); the applicant is to make satisfactory arrangements with the City's Street Lighting & Projects section for the relocation of the utility pole on the frontage prior to applying for an access modification permit

### 4. Storm Sewer Outlet

The applicant is advised that there is no storm sewer available in front of this site (ditches only), so a sump pump will be required to discharge the weeping tile. The applicant is encouraged to design the basement elevation to be 1 metre above the obvert of the storm sewer on the street to eliminate the need for a sump pump.

Please note that in cases of a high groundwater table where a sump pump could run continuously if a sump pump was implemented, the applicants should consider raising the basement elevation to be at least 1.0 meter above the groundwater level. It is the owner's responsibility to satisfy themselves with these conditions as the City has no obligation to address any concerns with the operating conditions of private sump pump systems

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

We are noting that any Transportation and Works Department concerns/requirements for this property will be addressed under Consent Application 'B' 47/21.

Comments Prepared by: John Salvino, Development Engineering Technologist

## **Parks, Forestry & Environment**

The Park Planning Section of the Community Services Department has reviewed the consent application and advises as follows.

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

1. The applicant shall provide a cash contribution of \$1,214.24 for planting of two (2) street tree on West Avenue. This figure is subject to the most recent Fees and Charges By-law at the time of payment and is therefore subject to change.

In addition, Community Services notes the following:

1. Payment for street tree fees and charges can be made at the Parks and Forestry customer service counter located at 950 Burnhamthorpe Road West in the form of a certified cheque,



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

bank draft, or money order payable to the City of Mississauga. Please contact Jim Greenfield regarding the Covid-19 interim payment process.

2. Prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O. 1990, C.P. 13, as amended) and in accordance with the City's policies and by-laws.

Should further information be required, please contact Jim Greenfield, Park Planner, Community Services Department at 905-615-3200 ext. 8538 or via email [jim.greenfield@mississauga.ca](mailto: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 **1043 West Avenue**.  
Date of Hearing on Thursday August 12, 2021  
Date Decision Signed by the Committee August 19, 2021

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:15p.m.

### **APPLICATION DETAILS**

The applicant requests a minor variance for the severed lands (B47/21) and the construction of a new house proposing:

1. A lot frontage of 8.84m (approx. 29.00ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m (approx. 15.00ft) in this instance;
2. A lot area of 334.80sq.m (approx. 3603.76sq.ft) whereas By-law 0225-2007, as amended, requires a lot area of 550.00sq.m (approx. 5920.15sq.ft) 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 side yard (southerly) measured to the second storey of 1.22m (approx. 4.00ft) whereas By-law 0225-2007 as amended, requires a minimum side yard measured to the second storey of 2.42m (approx. 7.94ft) in this instance;
5. A side yard (northerly) measured to the first storey of 0.61m (approx. 2.00ft) whereas By-law 0225-2007, as amended, requires a minimum side yard measured to the first storey of 1.20m (approx. 3.93ft) in this instance; and
6. A side yard (northerly) measured to the second storey of 0.61m (approx. 2.00ft) whereas By-law 0225-2007, as amended, requires a minimum side yard measured to the second storey of 2.42m (approx. 7.94ft) 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 August 4, 2021)
- City of Mississauga, Transportation and Works Department (dated August 4, 2021)
- City of Mississauga, Community Services Department, Park Planning (dated August 4, 2021)
- Region of Peel (dated August 4, 2021)
- Bell Canada, Right-of-Way (dated August 4, 2021)

### **CORRESPONDENCE & DISCUSSION**

The Secretary – Treasurer noted the comments received from:

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

One area residents appeared before the Committee and expressed no objection.

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

### **DECISION**

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

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

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

MOVED BY: D. Kennedy CARRIED

The Decision of the Committee is:

**APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITIONS:**

For the severed lands (B47/21) and the construction of a new house proposing:

1. A lot frontage of 8.79m whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m in this instance;
2. A lot area of 334.80sq.m whereas By-law 0225-2007, as amended, requires a lot area of 550.00sq.m 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 side yard (southerly) measured to the second storey of 1.22m whereas By-law 0225-2007 as amended, requires a minimum side yard measured to the second storey of 1.81m in this instance;
5. A side yard (northerly) measured to the first storey of 0.61m whereas By-law 0225-2007, as amended, requires a minimum side yard measured to the first storey of 1.20m in this instance; and
6. A side yard (northerly) measured to the second storey of 0.61m whereas By-law 0225-2007, as amended, requires a minimum side yard measured to the second storey of 1.81m in this instance;
7. A side yard (southerly) measured to the third storey of 1.88m whereas By-law 0225-2007 as amended, requires a minimum side yard measured to the second storey of 2.42m in this instance; and
8. A side yard (northerly) measured to the third storey of 0.69m whereas By-law 0225-2007, as amended, requires a minimum side yard measured to the third storey of 2.42m in this instance.

**CONDITION(S):**

1. Construction related to this variance shall be in general conformance with the plans approved by the Committee.
2. Variances approved under files A307.21 and A308.21 shall lapse if the consent application under file B47.21 is not finalized within the time prescribed by legislation.

Committee Decision dated at the City of Mississauga on August 19, 2021.

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

I certify this is copy of the decision of the Committee's decision given on August 19, 2021

*"L. CHRISTIE"*

LISA CHRISTIE – SECRETARY  
TREASURER

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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 **September 8, 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 **1043 West Avenue**.  
Date of Hearing on Thursday August 12, 2021  
Date Decision Signed by the Committee August 19, 2021

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:15p.m.

### **APPLICATION DETAILS**

The applicant requests a minor variance for the retained lands (B47/21) and the construction of a new dwelling proposing:

1. A lot frontage of 8.84m (approx. 29.00ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m (approx. 15.00ft) in this instance;
2. A lot area of 334.80sq.m (approx. 3603.76sq.ft) whereas By-law 0225-2007, as amended, requires a lot area of 550.00sq.m (approx. 5920.15sq.ft) in this instance;
3. A lot coverage of 39.76% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% in this instance;
4. A side yard (northerly) measured to the second storey of 1.22m (approx. 4.00ft) whereas By-law 0225-2007 as amended, requires a minimum side yard measured to the second storey of 2.42m (approx. 7.94ft) in this instance;
5. A side yard (southerly) measured to the first storey of 0.61m (approx. 2.00ft) whereas By-law 0225-2007, as amended, requires a minimum side yard measured to the first storey of 1.20m (approx. 3.93ft) in this instance; and
6. A side yard (southerly) measured to the second storey of 0.61m (approx. 2.00ft) whereas By-law 0225-2007, as amended, requires a minimum side yard measured to the second storey of 2.42m (approx. 7.94ft) 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 August 4, 2021)
- City of Mississauga, Transportation and Works Department (dated August 4, 2021)
- City of Mississauga, Community Services Department, Park Planning (dated August 4, 2021)
- Region of Peel (dated August 4, 2021)
- Bell Canada, Right-of-Way (dated August 4, 2021)

### **CORRESPONDENCE & DISCUSSION**

The Secretary – Treasurer noted the comments received from:

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

One area residents appeared before the Committee and expressed no objection.

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

### **DECISION**

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

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

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

MOVED BY: D. Kennedy CARRIED

The Decision of the Committee is:

**APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITIONS:**

For the retained lands (B47/21) and the construction of a new dwelling proposing:

1. A lot frontage of 8.79m whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m in this instance;
2. A lot area of 334.80sq.m whereas By-law 0225-2007, as amended, requires a lot area of 550.00sq.m in this instance;
3. A lot coverage of 39.76% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% in this instance;
4. A side yard (northerly) measured to the second storey of 1.22m whereas By-law 0225-2007 as amended, requires a minimum side yard measured to the second storey of 1.81m in this instance;
5. A side yard (southerly) measured to the first storey of 0.61m whereas By-law 0225-2007, as amended, requires a minimum side yard measured to the first storey of 1.20m in this instance; and
6. A side yard (southerly) measured to the second storey of 0.61m whereas By-law 0225-2007, as amended, requires a minimum side yard measured to the second storey of 1.81m in this instance;
7. A side yard (northerly) measured to the third storey of 1.97m whereas By-law 0225-2007 as amended, requires a minimum side yard measured to the third storey of 2.42m in this instance;
8. A side yard (southerly) measured to the third storey of 0.69m whereas By-law 0225-2007, as amended, requires a minimum side yard measured to the third storey of 2.42m in this instance.

**CONDITION(S):**

1. Construction related to this variance shall be in general conformance with the plans approved by the Committee.
2. Variances approved under files A307.21 and A308.21 shall lapse if the consent application under file B47.21 is not finalized within the time prescribed by legislation.

Committee Decision dated at the City of Mississauga on August 19, 2021.

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

I certify this is copy of the decision of the Committee's decision given on August 19, 2021



*"L. CHRISTIE"*

LISA CHRISTIE – SECRETARY  
TREASURER

For a signed copy of this document  
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[Committee.Adjustment@mississauga.ca](mailto: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 **September 8, 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 **7488 McKechnie Court**.  
Date of Hearing on Thursday August 12, 2021  
Date Decision Signed by the Committee August 19, 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 1:25p.m.

### **APPLICATION DETAILS**

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

1. A side yard (northerly) measured to the eaves of 0.84m (approx. 2.76ft) whereas By-law 0225-2007, as amended, requires a minimum side yard measured to the eaves of 1.36m (approx. 4.46ft) in this instance;
2. A side yard (southerly) measured to the eaves of 0.89m (approx. 2.92ft) whereas By-law 0225-2007, as amended, requires a minimum side yard measured to the eaves of 1.36m (approx. 4.46ft) in this instance;
3. A side yard measured to hard surface of 0.36m (approx. 1.18ft) whereas By-law 0225-2007, as amended, requires a minimum side yard measured to hard surface of 0.60m (approx. 1.96ft) in this instance;
4. A garage projection of 2.43m (approx. 7.97ft) whereas By-law 0225-2007, as amended, permits a maximum garage projection of 2.00m (approx. 6.56ft) in this instance; and
5. A rear deck above an accessory structure whereas By-law 0225-2007, as amended, does not permit a rear deck above and accessory structure in this instance.

P. Aggarwal., 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 August 4, 2021)
- City of Mississauga, Transportation and Works Department (dated August 4, 2021)
- City of Mississauga, Community Services Department, Park Planning (dated August 4, 2021)
- Region of Peel (dated August 4, 2021)

### **CORRESPONDENCE & DISCUSSION**

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

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

### **DECISION**

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

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

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

MOVED BY: W. Shahrukh CARRIED

The Decision of the Committee is:

**APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITIONS:**

To allow the construction of a new house proposing:

1. A side yard (northerly) measured to the eaves of 0.84m whereas By-law 0225-2007, as amended, requires a minimum side yard measured to the eaves of 1.36m in this instance;
2. A side yard (southerly) measured to the eaves of 0.89m whereas By-law 0225-2007, as amended, requires a minimum side yard measured to the eaves of 1.36m in this instance;
3. A side yard measured to hard surface of 0.36m whereas By-law 0225-2007, as amended, requires a minimum side yard measured to hard surface of 0.60m in this instance;
4. A garage projection of 2.43m whereas By-law 0225-2007, as amended, permits a maximum garage projection of 2.00m in this instance; and
5. A lot coverage of 39.85% (237.85m<sup>2</sup>), whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30% (179.04m<sup>2</sup>) of the lot area 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 August 19, 2021.

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

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"L. CHRISTIE"

LISA CHRISTIE – SECRETARY  
TREASURER

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



File: "A" 274/21  
WARD 5

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 **September 8, 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 **316 Pathfinder Drive**.  
Date of Hearing on Thursday August 12, 2021  
Date Decision Signed by the Committee August 19, 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 1:31p.m.

### **APPLICATION DETAILS**

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

1. An occupied area of 23.44sq.m (approx. 252.31sq.ft) whereas By-law 0225-2007, as amended, permits a maximum occupied area of 20.00sq.m (approx. 215.28sq.ft) in this instance; and
2. A height of 4.32m (approx. 14.17ft) whereas By-law 0225-2007, as amended, permits a maximum height of 3.50m (approx. 11.48ft) in this instance.

G. Tedesco, 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 August 4, 2021)
- City of Mississauga, Transportation and Works Department (dated August 4, 2021)
- Region of Peel (dated July 28, 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. Cook CARRIED

The Decision of the Committee is:

**APPLICATION APPROVED AS AMENDED:**

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

1. An occupied area of 23.44sq.m whereas By-law 0225-2007, as amended, permits a maximum occupied area of 20.00sq.m in this instance; and
2. A height of 4.00m whereas By-law 0225-2007, as amended, permits a maximum height of 3.50m in this instance.

Committee Decision dated at the City of Mississauga on August 19, 2021.

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

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"L. CHRISTIE"

LISA CHRISTIE – SECRETARY  
TREASURER

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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 **September 8, 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 **2434 Whaley Drive**.  
Date of Hearing on Thursday August 12, 2021  
Date Decision Signed by the Committee August 19, 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 1:32p.m.

### **APPLICATION DETAILS**

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

1. A setback measured from an accessory structure (shed 1) to an interior side lot line and rear lot line of 0.52m (approx. 1.71ft) whereas By-law 0225-2007, as amended, requires a minimum setback measured from an accessory structure to an interior side yard and rear yard of 0.61m (approx. 2.00ft) in this instance;
2. A side yard measured to an accessory structure (shed 2) located in an interior side yard of 0.31m (approx. 1.02ft) whereas By-law 0225-2007, as amended, requires a minimum side yard measured to an accessory structure located in an interior side yard of 1.80m (approx. 5.90ft) in this instance; and
3. A building height of a gazebo of 3.36m (approx. 11.02ft) whereas By-law 0225-2007, as amended, permits a maximum building height of a gazebo of 3.00m (approx. 9.84ft) in this instance.

A. Vaid, 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 August 4, 2021)
- City of Mississauga, Transportation and Works Department (dated August 4, 2021)
- Region of Peel (dated August 4, 2021)

### **CORRESPONDENCE & DISCUSSION**

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

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

### **DECISION**

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



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

MOVED BY: D. George CARRIED

The Decision of the Committee is:

**APPLICATION APPROVED:**

To allow accessory structures on the subject property proposing:

1. A setback measured from an accessory structure (shed 1) to an interior side lot line and rear lot line of 0.52m whereas By-law 0225-2007, as amended, requires a minimum setback measured from an accessory structure to an interior side yard and rear yard of 0.61m in this instance;
2. A side yard measured to an accessory structure (shed 2) located in an interior side yard of 0.31m whereas By-law 0225-2007, as amended, requires a minimum side yard measured to an accessory structure located in an interior side yard of 1.80m in this instance; and
3. A building height of a gazebo of 3.36m whereas By-law 0225-2007, as amended, permits a maximum building height of a gazebo of 3.00m in this instance.

Committee Decision dated at the City of Mississauga on August 19, 2021.

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

I certify this is copy of the decision of the Committee's decision given on August 19, 2021

"L. CHRISTIE"

LISA CHRISTIE – SECRETARY  
TREASURER

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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 **September 8, 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 **180 Traders Boulevard East**.  
Date of Hearing on Thursday August 12, 2021  
Date Decision Signed by the Committee August 19, 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 1:37p.m.

### **APPLICATION DETAILS**

The applicant requests the Committee to approve a minor variance to allow a recreational establishment proposing:

1. 56 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 118 parking spaces in this instance;
2. 3 accessible parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 5 parking spaces in this instance; and
3. A two-way drive aisle width of 4.66m (approx. 15.29ft) whereas By-law 0225-2007, as amended, requires a minimum two-way drive aisle width of 7.00m (approx. 22.96ft) 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 August 4, 2021)
- City of Mississauga, Transportation and Works Department (dated August 4, 2021)
- Region of Peel (dated July 28, 2021)

### **CORRESPONDENCE & DISCUSSION**

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from 12 members of the public 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 12 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 AS AMENDED FOR A TEMPORARY PERIOD OF 3 YEARS (approval will lapse on September, 30, 2024):**

To allow a recreational establishment proposing:

1. 56 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 118 parking spaces in this instance;
2. A total of 3 accessible parking spaces (1 Type A and 2 Type B); whereas By-law 0225-2007, as amended, required a total of 5 accessible parking spaces (2 Type A & 3 Type B) in this instance; and
3. A two-way drive aisle width of 4.66m whereas By-law 0225-2007, as amended, requires a minimum two-way drive aisle width of 7.00m in this instance.

Committee Decision dated at the City of Mississauga on August 19, 2021.

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

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"L. CHRISTIE"

LISA CHRISTIE – SECRETARY  
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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 **September 8, 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 **1145 Blueheron Boulevard**.  
Date of Hearing on Thursday August 12, 2021  
Date Decision Signed by the Committee August 19, 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 2:41p.m.

### **APPLICATION DETAILS**

The applicant requests the Committee to approve a minor variance to allow a concrete walkway proposing an interior side yard of 0.28m (approx. 0.92ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 0.61m (approx. 2.00ft) in this instance.

S. Saiphoo, 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 August 4, 2021)
- City of Mississauga, Transportation and Works Department (dated August 4, 2021)
- City of Mississauga, Community Services Department, Park Planning Section (dated August 4, 2021)
- Region of Peel (dated July 28, 2021)

### **CORRESPONDENCE & DISCUSSION**

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

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

### **DECISION**

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

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

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

MOVED BY: J. Page CARRIED

The Decision of the Committee is:

**APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITION:**

To allow a concrete walkway and patio proposing:

1. An interior side yard of 0.28m whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 0.61m in this instance; and
2. A setback measured to a rear yard concrete patio of 0.28m, whereas By-law 0225-2007, as amended, requires a minimum setback measured to a rear yard concrete patio of 0.61m in this instance.

**CONDITION:**

1. Concrete patio in the rear yard shall slope toward the rear of the property to prevent drainage on to adjacent properties.

Committee Decision dated at the City of Mississauga on August 19, 2021.

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

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"L. CHRISTIE"

LISA CHRISTIE – SECRETARY  
TREASURER

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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 **September 8, 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 **3141 Arnett Court**.  
Date of Hearing on Thursday August 12, 2021  
Date Decision Signed by the Committee August 19, 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 proposing a side yard of 0.73m (approx. 2.40ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m (approx. 3.93ft) in this instance.

G. Tari, 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 August 4, 2021)
- City of Mississauga, Transportation and Works Department (dated August 4, 2021)
- Region of Peel (dated August 4, 2021)

### **CORRESPONDENCE & DISCUSSION**

The Secretary – Treasurer noted the comments received from:

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

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

### **DECISION**

Committee has taken into consideration, on balance, any and all submissions made before its decision including 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 SUBJECT TO CONDITIONS:**

To allow the construction of an addition proposing a side yard of 0.73m whereas By-law 0225-2007, as amended, requires a minimum side yard 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 August 19, 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
<b><u>ABSENT</u></b> J. PAGE	<u>"J. KWAST"</u> J. KWAST
<u>"D. COOK"</u> D. COOK	

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"L. CHRISTIE"

LISA CHRISTIE – SECRETARY  
TREASURER

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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 **September 8, 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 **3981 Redmond Road**.  
Date of Hearing on Thursday August 12, 2021  
Date Decision Signed by the Committee August 19, 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 1:49p.m.

### **APPLICATION DETAILS**

The applicant requests the Committee to approve a minor variance to allow the construction of a residential condominium building proposing:

1. An average floorplate of 924sq.m (approx. 9,945.85sq.ft) whereas, By-law 0225-2007, as amended, permits a maximum floor plate of 850sq.m (approx. 9,149.32sq.ft) in this instance;
2. Glazing on 47.5% of the area of the 'A' Street Frontage streetwall whereas, By-law 0225- 2007, as amended, requires a minimum of 65% glazing of the area of the 'A' Street Frontage streetwall in this instance;
3. Glazing on 10% of the area of the 'B' Street Frontage streetwall whereas, By-law 0225- 2007, as amended, requires a minimum of 50% glazing of the area of the 'B' Street Frontage streetwall in this instance;
4. The first three storeys of the podium projecting beyond and behind the first storey of the streetwall by a maximum of 3.0m (approx. 9.9ft) whereas, By-law 0225-2007, as amended, does not permit the first three storeys of the podium to project beyond or behind the first storey of the streetwall in this instance;
5. Parking to be provided at a rate of 0.85 resident spaces per unit whereas, By-law 0225- 2007, as amended, requires parking to be provided at a rate of 1.0 resident spaces per unit in this instance;
6. Parking for restaurant uses to be included in the shared parking arrangement when less than 220sq.m (approx. 2,368.06sq.ft) of non-residential gross floor area whereas By-law 0225-2007, as amended, does not permit parking for restaurant uses to be included in the shared parking arrangement, in this instance; and;
7. A minimum parking rate of 4.3 spaces per 100sq.m of gross floor area – non-residential for a restaurant less than 220sq.m (approx. 2,368.06sq.ft) gross floor area – non-residential, and a minimum parking rate of 9.0 for a restaurant greater than 220sq.m (approx. 2,368.06sq.ft) gross floor non-residential whereas, By- law 0225-2007, as amended, requires a minimum of 16 parking spaces per 100sq.m (approx. 1076.36sq.ft) gross floor area – non-residential for a restaurant in this instance.

N. Davis, 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 August 4, 2021)
- City of Mississauga, Transportation and Works Department (dated August 4, 2021)
- Region of Peel (dated July 28, 2021)

## **CORRESPONDENCE & DISCUSSION**

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

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

## **DECISION**

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

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

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

MOVED BY: W. Shahrukh CARRIED

The Decision of the Committee is:

**APPLICATION APPROVED AS AMENDED:**

To allow the construction of a residential condominium building proposing:

1. An average floorplate of 924sq.m whereas, By-law 0225-2007, as amended, permits a maximum floor plate of 850sq.m in this instance;
2. Glazing on 47.5% of the area of the 'A' Street Frontage streetwall whereas, By-law 0225- 2007, as amended, requires a minimum of 65% glazing of the area of the 'A' Street Frontage streetwall in this instance;
3. Glazing on 10% of the area of the 'B' Street Frontage streetwall whereas, By-law 0225- 2007, as amended, requires a minimum of 50% glazing of the area of the 'B' Street Frontage streetwall in this instance;
4. The first three storeys of the podium projecting beyond and behind the first storey of the streetwall by a maximum of 3.0m whereas, By-law 0225-2007, as amended, does not permit the first three storeys of the podium to project beyond or behind the first storey of the streetwall in this instance;
5. 0.86 spaces/residential unit whereas By-law 0225-2007, as amended, requires a minimum of 1.0 spaces/unit on site in this instance;
6. Parking for restaurant uses to be included in the shared parking arrangement when less than 220sq.m of non-residential gross floor area whereas By-law 0225-2007, as amended, does not permit parking for restaurant uses to be included in the shared parking arrangement, in this instance; and;
7. A minimum parking rate of 4.3 spaces per 100sq.m of gross floor area – non-residential for a restaurant less than 220sq.m gross floor area – non-residential, and a minimum parking rate of 9.0 for a restaurant greater than 220sq.m gross floor non-residential whereas, By- law 0225-2007, as amended, requires a minimum of 16 parking spaces per 100sq.m gross floor area – non-residential for a restaurant in this instance.

Committee Decision dated at the City of Mississauga on August 19, 2021.

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

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*"L. CHRISTIE"*

LISA CHRISTIE – SECRETARY  
TREASURER

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**NOTES:**

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

Decision of the Mississauga Committee of Adjustment under  
Section 45(1) OR (2) of The Planning Act R.S.O. 1990, c.P.13, as amended.  
Application for the property located at **7437 Sills Road**.  
Date of Hearing on Thursday August 12, 2021  
Date Decision Signed by the Committee August 19, 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 the construction of a new house proposing:

1. A gross floor area of 374.49sq.m (approx. 4,030.98sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 296.20sq.m (approx. 3188.27sq.ft) in this instance;
2. A front yard of 6.97m (approx. 22.87ft) whereas By-law 0225-2007, as amended, requires a front yard of 7.50m (approx. 24.60ft) in this instance;
3. A rear yard of 6.13m (approx. 20.11ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard of 7.50m (approx. 24.60ft) in this instance;
4. A garage projection of 3.36m (approx. 11.02ft) whereas By-law 0225-2007, as amended, permits a maximum garage projection of 2.00m (approx. 6.56ft) in this instance;
5. A building height of 9.30m (approx. 30.51ft) whereas By-law 0225-2007, as amended, permits a maximum building height of 9.00m (approx. 29.52ft) in this instance; and
6. A building height measured to the eaves of 6.86m (approx. 22.51ft) 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.

K. Suthar, 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 August 4, 2021)
- City of Mississauga, Transportation and Works Department (dated August 4, 2021)
- Region of Peel (dated July 28, 2021)

### **CORRESPONDENCE & DISCUSSION**

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

Committee Decision dated at the City of Mississauga on August 19, 2021.

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

I certify this is copy of the decision of the Committee's decision given on August 19, 2021

"L. CHRISTIE"

LISA CHRISTIE – SECRETARY  
TREASURER

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

[Committee.Adjustment@mississauga.ca](mailto: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 **September 8, 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 **1161 Miranda Place**.  
Date of Hearing on Thursday August 12, 2021  
Date Decision Signed by the Committee August 19, 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 2:09p.m.

### **APPLICATION DETAILS**

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

1. An exterior side yard of 5.94m (approx. 19.49ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard of 7.50m (approx. 24.60ft) in this instance; and
2. A side yard measured to a covered porch of 5.37m (approx. 17.62ft) whereas By-law 0225-2007, as amended, requires a minimum side yard measured to a covered porch of 5.90m (approx. 19.36ft) 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 August 4, 2021)
- City of Mississauga, Transportation and Works Department (dated August 4, 2021)
- Region of Peel (dated August 4, 2021)

### **CORRESPONDENCE & DISCUSSION**

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

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

### **DECISION**

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

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



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

MOVED BY: J. Kwast CARRIED

The Decision of the Committee is:

**APPLICATION APPROVED:**

To allow the construction of a new house proposing:

1. An exterior side yard of 5.95m whereas By-law 0225-2007, as amended, requires a minimum exterior side yard of 7.50m in this instance; and; and
2. A side yard measured to a covered porch of 5.37m whereas By-law 0225-2007, as amended, requires a minimum side yard measured to a covered porch of 5.90m in this instance.

Committee Decision dated at the City of Mississauga on August 19, 2021.

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

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"L. CHRISTIE"

LISA CHRISTIE – SECRETARY  
TREASURER

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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 **September 8, 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 **4050 Westminster Place**.  
Date of Hearing on Thursday August 12, 2021  
Date Decision Signed by the Committee August 19, 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 2:14p.m.

### **APPLICATION DETAILS**

The applicant requests the Committee to approve a minor variance to allow a widened driveway proposing a driveway width of 7.77m (approx. 25.50ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.69ft) in this instance.

M. Al-Faragi, agent, attended and presented evidence and comment in support of the application.

### **BACKGROUND**

On May 27, 2021, M. Al-Faraji, agent spoke, and requested to defer the application to meet with staff.

The Committee consented to the request and deferred the application to the August 12, 2021 hearing.

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated May 19, 2021)
- City of Mississauga, Transportation and Works Department (dated May 19, 2021)
- Region of Peel (dated May 19, 2021)
- 6 letters of objection were received from area residents
- 1 letter of concern received from an area resident

### **COMMENTS**

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated August 4, 2021)
- City of Mississauga, Transportation and Works Department (dated August 4, 2021)
- Region of Peel (dated July 28, 2021)
- Trans-norther Pipelines Inc. (dated August 4, 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, on balance, any and all submissions made before its decision including seven 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 TERMS:**

To allow a widened driveway proposing a driveway width of 11.72m whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m in this instance.

**TERMS:**

1. A fence shall be erected from the front face of the garage to the property line with the installation of a man door with soft landscaping running along the fence line.
2. No vehicular access to the paved area next to the garage or side and rear yards shall be permitted.

Committee Decision dated at the City of Mississauga on August 19, 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
<b><u>DISSENTED</u></b> J. PAGE	<u>"J. KWAST"</u> J. KWAST
<u>"D. COOK"</u> D. COOK	

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"L. CHRISTIE"

LISA CHRISTIE – SECRETARY  
TREASURER

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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 **September 8, 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 **3911 Swiftdale Drive**.  
Date of Hearing on Thursday August 12, 2021  
Date Decision Signed by the Committee August 19, 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 applicants request the Committee to approve a minor variance to allow renovations on the subject property proposing:

1. A pedestrian entrance serving a second unit facing a street whereas By-law 0225-2007, as amended, does not permit a pedestrian entrance serving a second unit facing a street in this instance; and
2. A rear yard measured to a window well of 6.08m (approx. 19.95ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard measured to a window well of 6.39m (approx. 20.96ft) in this instance.

B. Al-Waadh, agent, attended and presented evidence and comment in support of the application.

### **BACKGROUND**

On June 3, 2021, B. Al-Waadh, 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 May 27, 2021)
- City of Mississauga, Transportation and Works Department (dated May 27, 2021)
- City of Mississauga, Community Services Department, Park Planning (dated May 27, 2021)
- Region of Peel (dated May 27, 2021)
- One letter of no objection was received from an area resident.

### **COMMENTS**

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated August 4, 2021)
- City of Mississauga, Transportation and Works Department (dated August 4, 2021)
- City of Mississauga, Community Services Department, Park Planning (dated August 4, 2021)
- Region of Peel (dated July 28, 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, on balance, any and all submissions made before its decision including one 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 SUBJECT TO CONDITION:**

To allow renovations on the subject property proposing:

1. A pedestrian entrance serving a second unit facing a street whereas By-law 0225-2007, as amended, does not permit a pedestrian entrance serving a second unit facing a street in this instance; and
2. A rear yard measured to a window well of 6.08m whereas By-law 0225-2007, as amended, requires a minimum rear yard measured to a window well of 6.39m in this instance.

**CONDITION:**

1. Construction related to this variance shall be in general conformance with the elevation drawing approved by the Committee and the door shall appear seamless with the garage door as depicted in the drawing.

Committee Decision dated at the City of Mississauga on August 19, 2021.

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

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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 **September 8, 2021**

**NOTES:**

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2. Further approvals from the City of Mississauga may be required i.e. a Building Permit, a Zoning Certificate, a License, etc.