

Location: VIRTUAL HEARING
Hearing: AUGUST 19, 2021 AT 1:00 P.M.

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

NEW APPLICATIONS (MINOR VARIANCE)

A-291/21	RAJ TAKHAR	3064 CHURCHILL AVE	5	Deferred
A-300/21	MIKE & LUCIA DI PIETRO	7111 FIR TREE DR	5	Approved (AT)
A-301/21	HERNANDO GARCIA	168 KENOLLIE AVE	1	Deferred
A-310/21	DANIELS CCW CORPORATION	368 PRINCE OF WALES DR	4	Approved (AT)
A-311/21	CHINTAN ZANKAT & KHUSHALI MALAP	2222 UTLEY RD	2	Approved
A-313/21	RACHAL NIJJAR	1470 CHRISEDEN DR	2	Approved
A-314/21	FRANCO JUNIOR PORCO	24 JOHN ST S	1	Approved
A-315/21	DAVIS & SHIRLEY ASERON	3205 ECLIPSE AVE	10	Approved (AA)
A-318/21	ALEXANDER TAYLOR & CHANTAL SOREL	1249 MISSISSAUGA RD	2	Approved (AA, ACP)
A-322/21	AMANDEEP & REETU MUNDI	506 ARROWHEAD RD	2	Approved
A-323/21	SHWETA TALWAR & NAVEEN KUNDRA	5601 MEADOWCREST AVE	10	Approved
A-324/21	PETER & DEBORAH KOZELJ	501 AVONWOOD DR	1	Approved (AA, ACP)
A-325/21	NOWREEN KHAN SHAMMI	7269 HARWICK DR	5	Deferred
A-326/21	JUE PENG	569 FAIRVIEW RD W	7	Approved (ACP)
A-328/21	997033 ONTARIO INC	3675 TAMARACK GATE	8	Deferred
A-329/21	MOIRA FRANCIS	5245 ALICANTE ST	6	Approved (ACP)
A-330/21	COLLEGEWAY MISSISSAUGA HOLDINGS LIMITED	3355 THE COLLEGEWAY	8	Deferred

DEFERRED FILES (MINOR VARIANCE)

A-404/20	HONG FU & MANYING PAN	2543 WICKHAM RD	9	Approved (AA, ACP)
A-46/21	NIMMI & VALIBHAI PATEL	3146 MERRITT AVE	5	Approved (AA, ACP)
A-208/21	MANINDER KAUR SANDHU	86 TROY ST	1	Approved (ACP)

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 **7111 Fir Tree Drive**.
Date of Hearing on Thursday August 19, 2021
Date Decision Signed by the Committee August 26, 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 1:04p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to permit a motor vehicle repair facility – commercial motor vehicle use whereas By-Law 0225-2007, as amended, does not permit a motor vehicle repair facility – commercial motor vehicle use in this instance.

M. DiPietro, 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 11, 2021)
- City of Mississauga, Transportation and Works Department (dated August 11, 2021)
- Toronto and Region Conservation Authority (dated August 3, 2021)

CORRESPONDENCE & DISCUSSION

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

DECISION

Committee has taken into consideration, on balance, any and all submissions made before its decision. 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 FOR A TEMPORARY PERIOD OF 5 YEARS (approval will lapse on AUG, 31, 2026):

to permit a motor vehicle repair facility – commercial motor vehicle use whereas By-Law 0225-2007, as amended, does not permit a motor vehicle repair facility – commercial motor vehicle use in this instance.

Committee Decision dated at the City of Mississauga on August 26, 2021.

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

I certify this is copy of the decision of the Committee's decision given on August 26, 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

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 15, 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.

Committee Decision dated at the City of Mississauga on August 26, 2021.

ABSENT

S. PATRIZIO



W. SHAHRUKH

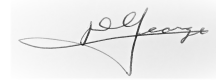


J. PAGE – (CHAIR)

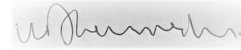


D. COOK

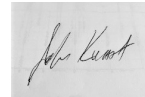
D. GEORGE



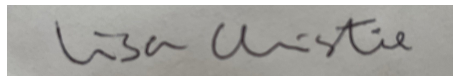
D. KENNEDY



J. KWAST



I certify the Committee Members who concurred with the decision signed this on August 26, 2021.



LISA CHRISTIE – SECRETARY TREASURER

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 **368 Prince of Wales Drive**.
Date of Hearing on Thursday August 19, 2021
Date Decision Signed by the Committee August 26, 2021

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

No Member declared a pecuniary interest for this application.

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

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow a temporary sales trailer/pavilion (a period of 5 years) for sales/marketing of off-site residential units whereas By-law 0225-2007, as amended, does not permit a temporary trailer/pavilion for sales/marketing of off-site residential units in this instance.

D. Grandilli, 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 11, 2021)
- City of Mississauga, Transportation and Works Department (dated August 11, 2021)
- City of Mississauga, Community Services Department, Park Planning (dated August 11, 2021)
- Region of Peel (dated August 11, 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. 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 FOR A TEMPORARY PERIOD OF 5 YEARS (approval will lapse on AUG, 31, 2026):

To allow a temporary sales trailer/pavilion (a period of 5 years) for sales/marketing of off-site residential units whereas By-law 0225-2007, as amended, does not permit a temporary trailer/pavilion for sales/marketing of off-site residential units in this instance.

Committee Decision dated at the City of Mississauga on August 26, 2021.

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

I certify this is copy of the decision of the Committee's decision given on August 26, 2021

"L. CHRISTIE"

LISA CHRISTIE – SECRETARY
TREASURER

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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 **September 15, 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.

Committee Decision dated at the City of Mississauga on August 26, 2021.

ABSENT

S. PATRIZIO




W. SHAHRUKH



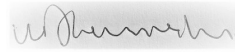
J. PAGE – (CHAIR)



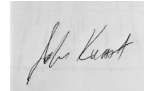
D. COOK



D. GEORGE

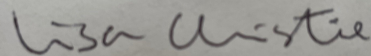


D. KENNEDY



J. KWAST

I certify the Committee Members who concurred with the decision signed this on August 26, 2021.



LISA CHRISTIE – SECRETARY TREASURER

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 **2222 Utley Road.**
Date of Hearing on Thursday August 19, 2021
Date Decision Signed by the Committee August 26, 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 1:21p.m.

APPLICATION DETAILS

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

1. An interior side yard of 1.22m (approx. 4.00ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 1.81m (approx. 5.93ft) in this instance; and
2. An interior side yard of 1.80m (approx. 5.90ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 1.81m (approx. 5.93ft) in this instance.

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

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated August 11, 2021)
- City of Mississauga, Transportation and Works Department (dated August 11, 2021)
- City of Mississauga, Community Services Department, Park Planning (dated August 11, 2021)
- Region of Peel (dated August 11, 2021)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

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

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. Cook CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

To allow the construction of a new dwelling proposing:

1. An interior side yard of 1.22m whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 1.81m in this instance; and
2. An interior side yard of 1.80m whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 1.81m in this instance.

Committee Decision dated at the City of Mississauga on August 26, 2021.

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

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"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.

Committee Decision dated at the City of Mississauga on August 26, 2021.

ABSENT

S. PATRIZIO



W. SHAHRUKH



J. PAGE – (CHAIR)

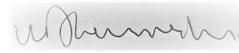


D. COOK

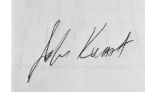
D. GEORGE



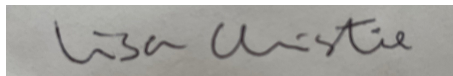
D. KENNEDY



J. KWAST



I certify the Committee Members who concurred with the decision signed this on August 26, 2021.



LISA CHRISTIE – SECRETARY TREASURER

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 **1470 Chriseden Drive**.
Date of Hearing on Thursday August 19, 2021
Date Decision Signed by the Committee August 26, 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 an addition on the subject property proposing a gross floor area - infill residential of 412.70sq.m (approx. 4,442.27sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area - infill residential of 376.06sq.m (approx. 4,047.88sq.ft) in this instance.

H. Troung, 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 11, 2021)
- City of Mississauga, Transportation and Works Department (dated August 11, 2021)

CORRESPONDENCE & DISCUSSION

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

DECISION

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

To allow an addition on the subject property proposing a gross floor area - infill residential of 412.70sq.m whereas By-law 0225-2007, as amended, permits a maximum gross floor area - infill residential of 376.06sq.m in this instance.

Committee Decision dated at the City of Mississauga on August 26, 2021.

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

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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.

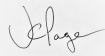
Committee Decision dated at the City of Mississauga on August 26, 2021.

ABSENT

S. PATRIZIO



W. SHAHRUKH

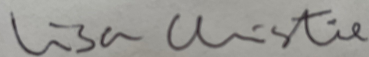


J. PAGE – (CHAIR)



D. COOK

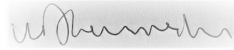
I certify the Committee Members who concurred with the decision signed this on August 26, 2021.



LISA CHRISTIE – SECRETARY TREASURER



D. GEORGE



D. KENNEDY



J. KWAST

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 **24 John Street South**.
Date of Hearing on Thursday August 19, 2021
Date Decision Signed by the Committee August 26, 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 1:27p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the construction of a detached garage proposing a floor area of 35.75sq.m (approx. 384.81sq.ft) whereas By-law 0225-2007, as amended, permits a maximum floor area of 30.00sq.m (approx. 322.92sq.ft) 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 August 11, 2021)
- City of Mississauga, Transportation and Works Department (dated August 11, 2021)

CORRESPONDENCE & DISCUSSION

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

DECISION

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

The Decision of the Committee is:

APPLICATION APPROVED:

To allow the construction of a detached garage proposing a floor area of 35.75sq.m whereas By-law 0225-2007, as amended, permits a maximum floor area of 30.00sq.m in this instance.

Committee Decision dated at the City of Mississauga on August 26, 2021.

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

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"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.

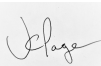
Committee Decision dated at the City of Mississauga on August 26, 2021.

ABSENT

S. PATRIZIO



W. SHAHRUKH



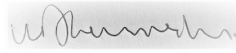
J. PAGE – (CHAIR)



D. COOK



D. GEORGE

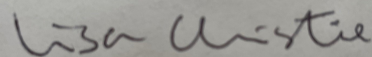


D. KENNEDY



J. KWAST

I certify the Committee Members who concurred with the decision signed this on August 26, 2021.



LISA CHRISTIE – SECRETARY TREASURER

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 **3205 Eclipse Avenue**.
Date of Hearing on Thursday August 19, 2021
Date Decision Signed by the Committee August 26, 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 1:29p.m.

APPLICATION DETAILS

The applicants request the Committee to approve a minor variance to allow:

1. A rear yard measured to a window well of 6.17m (approx. 20.24ft) 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;
2. 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
3. A driveway width of 8.10m (approx. 26.57ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 4.70m (approx. 15.42ft) in this instance.

M. Al-Farraj, 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 11, 2021)
- City of Mississauga, Transportation and Works Department (dated August 11, 2021)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from one area resident expressing objection for part of the subject application.

DECISION

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

Committee has taken into consideration, on balance, any and all submissions made before its decision including one written submission. They have also considered all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and the majority of the members have determined that the application is minor in nature, desirable for the

appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law and the Official Plan are maintained.

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

MOVED BY: D. George CARRIED

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED:

To allow:

1. A rear yard measured to a window well of 6.17m whereas By-law 0225-2007, as amended, requires a minimum rear yard measured to a window well of 6.39m in this instance; and
2. 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.

Committee Decision dated at the City of Mississauga on August 26, 2021.

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

I certify this is copy of the decision of the Committee's decision given on August 26, 2021

"L. CHRISTIE"

LISA CHRISTIE – SECRETARY
TREASURER

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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 **September 15, 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.

Committee Decision dated at the City of Mississauga on August 26, 2021.

ABSENT

S. PATRIZIO



W. SHAHRUKH

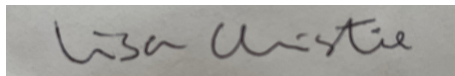


J. PAGE – (CHAIR)

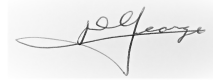


D. COOK

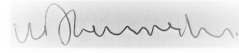
I certify the Committee Members who concurred with the decision signed this on August 26, 2021.



LISA CHRISTIE – SECRETARY TREASURER



D. GEORGE



D. KENNEDY



J. KWAST

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 **1249 Mississauga Road**.
Date of Hearing on Thursday August 19, 2021
Date Decision Signed by the Committee August 26, 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 1:38p.m.

APPLICATION DETAILS

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

1. A combined width of side yards of 8.09m (approx. 26.54ft) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 9.38m (approx. 30.77ft) in this instance;
2. A driveway width within 6.0m of the garage face of 12.54m (approx. 41.14ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width within 6.0m of the garage face of 10.50m (approx. 34.45ft) in this instance;
3. A driveway width beyond 6.0m of the garage face of 12.54m (approx. 41.14ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width beyond 6.0m of the garage face of 8.50m (approx. 27.88ft) in this instance; and
4. A walkway attachment width of 2.75m (approx. 9.02ft) whereas By-law 0225-2007, as amended, permits a maximum walkway attachment width of 1.50m (approx. 4.92ft) in this instance.

A, Beaumont, 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 11, 2021)
- City of Mississauga, Transportation and Works Department (dated August 11, 2021)
- Region of Peel (dated August 11, 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. 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 CONDITION:

To allow the construction of an addition proposing:

1. A combined width of side yards of 8.09m whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 9.38m in this instance;
2. A driveway width within 6.0m of the garage face of 12.54m whereas By-law 0225-2007, as amended, permits a maximum driveway width within 6.0m of the garage face of 10.50m in this instance;
3. A driveway width beyond 6.0m of the garage face of 12.54m whereas By-law 0225-2007, as amended, permits a maximum driveway width beyond 6.0m of the garage face of 8.50m in this instance;
4. A walkway attachment width of 2.00m whereas By-law 0225-2007, as amended, permits a maximum walkway attachment width of 1.50m in this instance; and
5. A walkway attachment width of 1.68m whereas By-law 0225-2007, as amended, permits a maximum width of 1.50m in this instance.

CONDITION:

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 26, 2021.

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

I certify this is copy of the decision of the Committee's decision given on August 26, 2021

"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"318/21
WARD 2

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 15, 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.

Committee Decision dated at the City of Mississauga on August 26, 2021.



S. PATRIZIO



D. GEORGE



W. SHAHRUKH



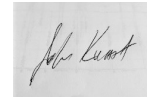
J. PAGE – (CHAIR)



D. COOK

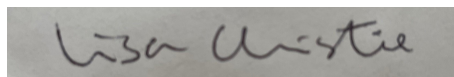
ABSENT

D. KENNEDY



J. KWAST

I certify the Committee Members who concurred with the decision signed this on August 26, 2021.



LISA CHRISTIE – SECRETARY TREASURER

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 **506 Arrowhead Road**.
Date of Hearing on Thursday August 19, 2021
Date Decision Signed by the Committee August 26, 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 1:47p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow an accessory structure proposing an area of 23.80sq.m (approx. 256.18sq.ft) whereas By-law 0225-2007, as amended, permits a maximum accessory structure area of 20.00sq.m (approx. 215.28sq.ft) in this instance.

G. Day, 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 11, 2021)
- City of Mississauga, Transportation and Works Department (dated August 11, 2021)

CORRESPONDENCE & DISCUSSION

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

DECISION

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

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

MOVED BY: S. Patrizio CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

To allow an accessory structure proposing an area of 23.80sq.m whereas By-law 0225-2007, as amended, permits a maximum accessory structure area of 20.00sq.m in this instance.

Committee Decision dated at the City of Mississauga on August 26, 2021.

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

I certify this is copy of the decision of the Committee's decision given on August 26, 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 15, 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.

Committee Decision dated at the City of Mississauga on August 26, 2021.



S. PATRIZIO



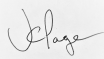
D. GEORGE



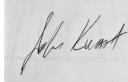
W. SHAHRUKH

ABSENT

D. KENNEDY



J. PAGE – (CHAIR)

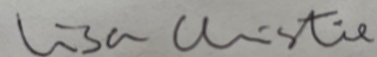


J. KWAST



D. COOK

I certify the Committee Members who concurred with the decision signed this on August 26, 2021.



LISA CHRISTIE – SECRETARY TREASURER

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 **5601 Meadowcrest Avenue**.
Date of Hearing on Thursday August 19, 2021
Date Decision Signed by the Committee August 26, 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 1:48p.m.

APPLICATION DETAILS

The applicant request the Committee to approve a minor variance to allow a second dwelling unit proposing 2 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 3 parking spaces in this instance.

A. Robah, 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 11, 2021)
- City of Mississauga, Transportation and Works Department (dated August 11, 2021)
- City of Mississauga, Community Services Department, Park Planning (dated August 11, 2021)

CORRESPONDENCE & DISCUSSION

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

DECISION

Committee has taken into consideration, on balance, any and all submissions made before its decision. 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: W. Shahrukh CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

To allow a second dwelling unit proposing 2 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 3 parking spaces in this instance.

Committee Decision dated at the City of Mississauga on August 26, 2021.

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

I certify this is copy of the decision of the Committee's decision given on August 26, 2021

"L. CHRISTIE"

LISA CHRISTIE – SECRETARY
TREASURER

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Committee.Adjustment@mississauga.ca

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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 15, 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.

Committee Decision dated at the City of Mississauga on August 26, 2021.



S. PATRIZIO



D. GEORGE



W. SHAHRUKH



J. PAGE – (CHAIR)



D. COOK

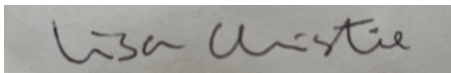
ABSENT

D. KENNEDY



J. KWAST

I certify the Committee Members who concurred with the decision signed this on August 26, 2021.



LISA CHRISTIE – SECRETARY TREASURER

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 **501 Avonwood Drive.**
Date of Hearing on Thursday August 19, 2021
Date Decision Signed by the Committee August 26, 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 1:50p.m.

APPLICATION DETAILS

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

1. A side yard (easterly) of 1.55m (approx. 5.09ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 2.40m (approx. 7.87ft) in this instance; and
2. A building height measured from average grade to the peak of the roof of 10.00m (approx. 32.80ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured from average grade to the peak of the roof of 9.00m (approx. 29.52ft) in this instance.

M. Crowe, 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 11, 2021)
- City of Mississauga, Transportation and Works Department (dated August 11, 2021)
- Region of Peel (dated August 11, 2021)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

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

DECISION

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

Committee has taken into consideration, on balance, any and all submissions made before its decision including one written submission. They have also considered all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and the majority of the members have determined that the application is minor in nature, desirable for the



appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law and the Official Plan are maintained.

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

MOVED BY: S. Patrizio CARRIED

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED:

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

1. A side yard (easterly) of 1.55m whereas By-law 0225-2007, as amended, requires a minimum side yard of 2.41m in this instance; and
2. A building height measured from average grade to the peak of the roof of 10.00m whereas By-law 0225-2007, as amended, permits a maximum building height measured from average grade to the peak of the roof of 9.00m in this instance.

CONDITION:

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 26, 2021.

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

I certify this is copy of the decision of the Committee's decision given on August 26, 2021

"L. CHRISTIE"

LISA CHRISTIE – SECRETARY
TREASURER

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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 **September 15, 2021**

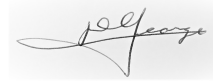
NOTES:

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.

Committee Decision dated at the City of Mississauga on August 26, 2021.



S. PATRIZIO



D. GEORGE



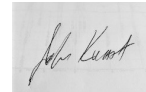
W. SHAHRUKH

ABSENT

D. KENNEDY



J. PAGE – (CHAIR)

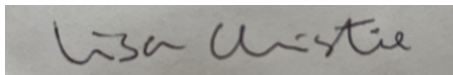


J. KWAST



D. COOK

I certify the Committee Members who concurred with the decision signed this on August 26, 2021.



LISA CHRISTIE – SECRETARY TREASURER

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 **569 Fairview Road West**.
Date of Hearing on Thursday August 19, 2021
Date Decision Signed by the Committee August 26, 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 2:16p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the construction of a widened driveway on the subject property proposing a driveway width of 7.00m (approx. 22.96ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.68ft) in this instance.

L. Zeng, 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 11, 2021)
- City of Mississauga, Transportation and Works Department (dated August 11, 2021)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

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

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: S. Patrizio CARRIED

The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO CONDITIONS:

To allow the construction of a widened driveway on the subject property proposing a driveway width of 7.00m whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m in this instance.

CONDITION(S):

1. Construction related to this variance shall be in general conformance with the site plan approved by the Committee.

Committee Decision dated at the City of Mississauga on August 26, 2021.

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

I certify this is copy of the decision of the Committee's decision given on August 26, 2021

"L. CHRISTIE"

LISA CHRISTIE – SECRETARY
TREASURER

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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 **September 15, 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.

Committee Decision dated at the City of Mississauga on August 26, 2021.



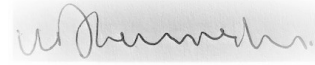
S. PATRIZIO



D. GEORGE



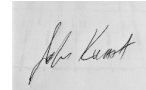
W. SHAHRUKH



D. KENNEDY



J. PAGE – (CHAIR)

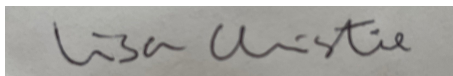


J. KWAST



D. COOK

I certify the Committee Members who concurred with the decision signed this on August 26, 2021.



LISA CHRISTIE – SECRETARY TREASURER

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 **5245 Alicante Street**.
Date of Hearing on Thursday August 19, 2021
Date Decision Signed by the Committee August 26, 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 2:27pm.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow a second unit proposing:

1. A stairwell to facilitate an entrance below grade in an exterior side yard, whereas By-law 0225-2007, as amended, does not permit a stairwell to facilitate an entrance below grade in an exterior side yard in this instance; and
2. A pedestrian entrance facing a street to facilitate a second unit whereas By-law 0225-2007, as amended, does not permit a pedestrian entrance facing a street to facilitate a second unit in this instance.

M. Al-Farraj, 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 11, 2021)
- City of Mississauga, Transportation and Works Department (dated August 11, 2021)

CORRESPONDENCE & DISCUSSION

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

DECISION

Committee has taken into consideration, on balance, any and all submissions made before its decision. 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 a second unit proposing:

1. A stairwell to facilitate an entrance below grade in an exterior side yard, whereas By-law 0225-2007, as amended, does not permit a stairwell to facilitate an entrance below grade in an exterior side yard in this instance; and
2. A pedestrian entrance facing a street to facilitate a second unit whereas By-law 0225-2007, as amended, does not permit a pedestrian entrance facing a street to facilitate a second unit in this instance.

CONDITION:

1. Construction related to this variance shall be in general conformance with the site plan approved by the Committee.

Committee Decision dated at the City of Mississauga on August 26, 2021.

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

I certify this is copy of the decision of the Committee's decision given on August 26, 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

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 15, 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.

Committee Decision dated at the City of Mississauga on August 26, 2021.



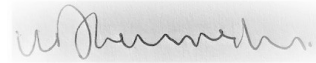
S. PATRIZIO



D. GEORGE




W. SHAHRUKH



D. KENNEDY



J. PAGE – (CHAIR)

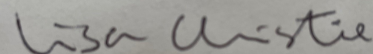


J. KWAST



D. COOK

I certify the Committee Members who concurred with the decision signed this on August 26, 2021.



LISA CHRISTIE – SECRETARY TREASURER

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 **2543 Wickham Road**.
Date of Hearing on Thursday August 19, 2021
Date Decision Signed by the Committee August 26, 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 2:32p.m.

APPLICATION DETAILS

The applicants request the Committee to approve a minor variance to allow a widened driveway on the subject property proposing a driveway width of 8.5m (approx. 27.9ft) whereas By-law 0225-2007, as amended, permits a maximum driveway of 6.0m (approx. 19.7ft) in this instance.

H. Fu, owner, attended and presented evidence and comment in support of the application.

BACKGROUND

On December 2, 2020, B. Baghdadi, agent, requested to defer the application to meet with staff and allow staff time to review new materials.

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 December 2, 2020)
- City of Mississauga, Transportation and Works Department (dated December 2, 2020)
- Region of Peel (dated December 2, 2020)
- The Ministry of Transportation (dated December 2, 2020)

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated August 11, 2021)
- City of Mississauga, Transportation and Works Department (dated December 2, 2020)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

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

DECISION

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

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

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

MOVED BY: D. George CARRIED

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITIONS:

To allow a widened driveway on the subject property proposing a driveway width of 7.45m whereas By-law 0225-2007, as amended, permits a maximum driveway of 6.0m in this instance.

CONDITION:

1. Construction related to this variance shall be in general conformance with the site plan approved by the Committee.

Committee Decision dated at the City of Mississauga on August 26, 2021.

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

I certify this is copy of the decision of the Committee's decision given on August 26, 2021

"L. CHRISTIE"

LISA CHRISTIE – SECRETARY
TREASURER

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 **September 15, 2021**

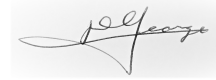
NOTES:

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.

Committee Decision dated at the City of Mississauga on August 26, 2021.



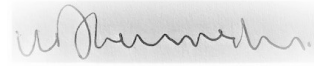
S. PATRIZIO



D. GEORGE



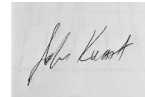
W. SHAHRUKH



D. KENNEDY



J. PAGE – (CHAIR)

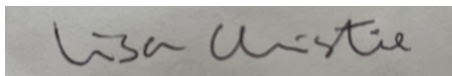


J. KWAST



D. COOK

I certify the Committee Members who concurred with the decision signed this on August 26, 2021.



LISA CHRISTIE – SECRETARY TREASURER

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 **3146 Merritt Avenue**.
Date of Hearing on Thursday August 19, 2021
Date Decision Signed by the Committee August 26, 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 2:37p.m.

APPLICATION DETAILS

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

1. A gross floor area of 192.08sq.m (approx. 2,067.53sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 174.30sq.m (approx. 1,876.15sq.ft) in this instance;
2. A lot coverage of 33.47% of the lot area (124.36sq.m/approx. 1,338.60sq.ft) whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.0% of the lot area (111.45sq.m/approx. 1,199.64sq.ft) in this instance;
3. A height measured to the eaves of 7.06m (approx. 23.16ft) whereas By-law 0225-2007, as amended, permits a maximum height measured to the eaves of 6.40m (approx. 21.00ft) in this instance;
4. A driveway width of 2.43m (approx. 7.97ft) whereas By-law 0225-2007, as amended, requires a minimum driveway width of 2.60m (approx. 8.53ft) in this instance;
5. A driveway setback to the lot line of 0.00m whereas By-law 0225-2007, as amended, requires a minimum driveway setback of 0.60m (approx. 1.97ft) in this instance;
6. A front yard of 5.00m (approx. 16.40ft) whereas By-law 0225-2007, as amended, requires a minimum front yard of 7.50m (approx. 24.61ft) in this instance;
7. A front yard measured to a porch of 4.23m (approx. 13.88ft) whereas By-law 0225-2007, as amended, requires a minimum front yard measured to a porch of 5.90m (approx. 19.36ft) in this instance; and
8. An easterly side yard of 1.22m (approx. 4.00ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.81m (approx. 5.94ft) in this instance.

P. Pimentel, agent, attended and presented evidence and comment in support of the application.

BACKGROUND

On February 25, 2021, P. Pimentel, agent, requested to defer the application to work with staff in potentially redesigning the dwelling.

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

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated February 17, 2021)
- City of Mississauga, Transportation and Works Department (dated February 17, 2021)

- Region of Peel (dated February 17, 2021)

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated August 11, 2021)
- City of Mississauga, Transportation and Works Department (dated August 11, 2021)
- Toronto and Region Conservation Authority (dated August 3, 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. They have also considered all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and the majority of the members have determined that the application is minor in nature, desirable for the appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law and the Official Plan are maintained.

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

MOVED BY: D. George CARRIED

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITIONS:

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

1. A gross floor area of 192.08sq.m whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 174.30sq.m in this instance;
2. A lot coverage of 33.47% of the lot area (124.36sq.m) whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.0% of the lot area (111.45sq.m) in this instance;
3. A height measured to the eaves of 7.06m whereas By-law 0225-2007, as amended, permits a maximum height measured to the eaves of 6.40m in this instance;
4. A driveway width of 2.43m whereas By-law 0225-2007, as amended, requires a minimum driveway width of 2.60m in this instance;
5. A driveway setback to the lot line of 0.30m whereas By-law 0225-2007, as amended, requires a minimum driveway setback of 0.60m in this instance;
6. A front yard of 5.00m whereas By-law 0225-2007, as amended, requires a minimum front yard of 7.50m in this instance;
7. A front yard measured to a porch of 4.23m whereas By-law 0225-2007, as amended, requires a minimum front yard measured to a porch of 5.90m in this instance; and
8. An easterly side yard of 1.22m whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.81m in this instance.

CONDITION:

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 26, 2021.

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

I certify this is copy of the decision of the Committee's decision given on August 26, 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 15, 2021**

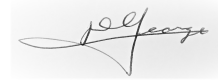
NOTES:

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.

Committee Decision dated at the City of Mississauga on August 26, 2021.



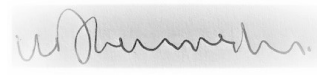
S. PATRIZIO



D. GEORGE



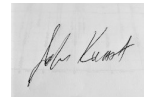
W. SHAHRUKH



D. KENNEDY



J. PAGE – (CHAIR)

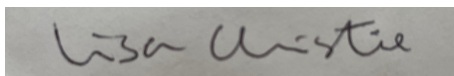


J. KWAST



D. COOK

I certify the Committee Members who concurred with the decision signed this on August 26, 2021.



LISA CHRISTIE – SECRETARY TREASURER

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 **86 Troy Street**.
Date of Hearing on Thursday August 19, 2021
Date Decision Signed by the Committee August 26, 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 the construction of a new house proposing:

1. A gross floor area of 366.56sq.m (approx. 3,945.62sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 326.31sq.m (approx. 3,512.37sq.ft) in this instance;
2. A building height measured to the eaves of 6.79m (approx. 22.23ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured to the eaves of 6.40m (approx. 21.00ft) in this instance; and
3. A horizontal setback measured to the Metrolinx rail corridor of 15.15m (approx. 49.70ft) whereas By-law 0225-2007, as amended, requires a minimum horizontal setback distance to the Metrolinx rail corridor of 30.00m (approx. 98.43ft) in this instance.

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

BACKGROUND

On June 3, 2021, S. Toussi, 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)
- Region of Peel (dated May 27, 2021)
- Correspondence was received from two area residents expressing objections for the subject application.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated August 11, 2021)
- City of Mississauga, Transportation and Works Department (dated August 11, 2021)

- Region of Peel (dated August 11, 2021)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

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

DECISION

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

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

MOVED BY: D. George CARRIED

The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO CONDITIONS:

To allow the construction of a new house proposing:

1. A gross floor area of 366.56sq.m whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 326.31sq.m in this instance;
2. A building height measured to the eaves of 6.79m whereas By-law 0225-2007, as amended, permits a maximum building height measured to the eaves of 6.40m in this instance; and
3. A horizontal setback measured to the Metrolinx rail corridor of 15.15m whereas By-law 0225-2007, as amended, requires a minimum horizontal setback distance to the Metrolinx rail corridor of 30.00m in this instance.

CONDITION(S):

1. Construction related to this variance shall be in general conformance with the plans approved by the Committee.

Committee Decision dated at the City of Mississauga on August 26, 2021.

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

I certify this is copy of the decision of the Committee's decision given on August 26, 2021

"L. CHRISTIE"

LISA CHRISTIE – SECRETARY
TREASURER

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NOTES:

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

Committee Decision dated at the City of Mississauga on August 26, 2021.

DISSENTED

S. PATRIZIO



W. SHAHRUKH

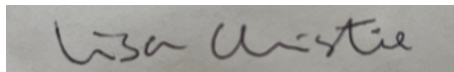
DISSENTED

J. PAGE – (CHAIR)

DISSENTED

D. COOK

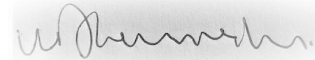
I certify the Committee Members who concurred with the decision signed this on August 26, 2021.



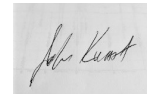
LISA CHRISTIE – SECRETARY TREASURER



D. GEORGE



D. KENNEDY



J. KWAST