

COMMITTEE OF ADJUSTMENT RESULTS



Location: VIRTUAL HEARING

Hearing: December 10, 2020 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 (CONSENTS)

B-68/20 B-69/20	DANIELS HR CORP	2475 EGLINTON AVE W	11	Approved (AC)
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NEW APPLICATIONS (MINOR VARIANCE)

A-391/20	JASPATIE & ISAAC ASSIBAD	4493 FULL MOON CIR	4	Approved (ACP, AC)
A-393/20	RAMKRISHNA PEDDI VENKATA AND SASYA PEDDI	23 EARL ST	11	Approved (AA, ACP)
A-394/20	GREYCAN 6 PROPERTIES GP INC C/O PANATTONI DEVELOPMENT CO	1330 EGLINTON AVE E	3	Deferred
A-396/20	CHRIS & MALGOREATA KIDA	1131 HIGHGATE PL	3	Approved (ACP)
A-399/20	NBIM SPIRE (MISSISSAUGA PORTFOLIO) LTD.	2350 CAWTHRA RD	7	Approved (AA)
A-400/20	MUHAMMAD FAISAL JAMIL	19 MALDAVER AVE	11	Approved (AA, ACP)
A-401/20	SARBJIT & NARINDERJIT SAROYA	3090 BALLAD DR	5	Approved
A-402/20	TONY TRIGIANI	2212 SHARDAWN MEWS	7	Deferred
A-404/20	HONG FU & MANYING PAN	2543 WICKHAM RD	9	Deferred
A-406/20	MANOJKUMAR PANCHOLI	915 FLAGSHIP DR	3	Approved

DEFERRED FILES (MINOR VARIANCE)

A-301/20	GONZALO & CATALINA ALZATE	3972 BRANDON GATE DR	5	Approved (ACP)
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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 **2475 Eglinton Avenue East**.
Date of Hearing on Thursday December 10, 2020
Date Decision Signed by the Committee December 17, 2020

The hearing commenced at approximately 1:00p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:02p.m.

APPLICATION DETAILS

The applicant requests the approval of the Committee to sever a parcel of land for the creation of a new lot. The parcel of land has a frontage of approximately 158.0m (518ft) and an area of approximately 0.84ha (2.08ac).

G. Broll, 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 December 2, 2020)
- City of Mississauga, Transportation and Works Department (dated December 2, 2020)
- City of Mississauga, Community Services Department, Park Planning (dated December 2, 2020)
- Region of Peel (dated December 2, 2020)

CORRESPONDENCE & DISCUSSION

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

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

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

DECISION

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

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

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

MOVED BY: S. Patrizio CARRIED

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 158.0m and an area of approximately 0.84ha.

Committee Decision dated at the City of Mississauga on December 17, 2020

<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 December 17, 2020

"S. KENNEY"

SEAN KENNEY - 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 53 of the Planning Act, as amended, is attached.

Date of Mailing: December 18, 2020

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 January 7, 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 December 18, 2021

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

Appendix A – Conditions of Provisional Consent

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

Appendix A – Conditions of Provisional Consent

1. Approval of the draft reference plan(s), as applicable, shall be obtained at the Committee of Adjustment office, and; the required number of prints of the resultant deposited reference plan(s) shall be received.
2. An application amendment letter shall be received from the applicant or authorized agent confirming that the conveyed land shall be together with and/or subject to services easement(s) and/or right(s)-of-way, if necessary, in a location and width as determined by the Secretary-Treasurer based on written advice from the agencies having jurisdiction for any service or right for which the easement or right-of-way is required; alternatively, a letter shall be received from the applicant or authorized agent confirming that no services easement(s) and/or right(s)-of-way, are necessary.
3. A letter shall be received from the City of Mississauga, Manager of Zoning Plan Examination, indicating that the conveyed land and retained lands comply with the provisions of the Zoning By-law, or alternatively; that any variances are approved by the appropriate authorities and that such approval is final and binding.
4. A letter shall be received from the City of Mississauga, Transportation and Works Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated December 2, 2020.
5. A letter shall be received from the Region of Peel, Public Works Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated December 2, 2020.

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

Transportation and Works Comments

Information submitted with these Consent applications indicates that the intent is to create new lots and establish the required easements. The letter submitted from Glen Schnarr & Associates Inc.(dated October 22,2020) indicates that Application #1 ('B' 68/20) is proposing to create a parcel of land with the intent that these lands will contain a future retirement residence to be built and owned by Amica. Application #2 ('B' 69/20) is proposing to create a parcel to facilitate a future mixed use development containing rental apartments and non-residential development to be owned by Sunlife and constructed by Daniels HR. Also noted in the information submitted is that approval of these applications is required to allow any real estate transactions to formally proceed.

The two applications will also include a common "retained" portion which we understand will be the third phase of this development. The "retained parcel" would remain in Daniel HR ownership and is proposed to be developed in the future for a condominium development. The "retained" portion, identified as "Part 1" on the submitted plans will provide for the northerly leg of a common driveway providing access for all buildings.

Color coded plans depicting the various parts to be created for both the conveyed and retained lands have been provided. The submitted plans include the ground level, 2nd level (and up) and the P1, P2 and P3 levels. A color coded cross section plan has also been provided. It is evident from the submitted information that this is a Stratified Consent Application and the plans provided depict how each stratification area will connect horizontally and vertically with each parcel being created. It should be noted that stratification of the plans must address a number of issues regarding servicing, access, and future ownership requirements considering amenities, site features and future functionality considerations such as maintenance.

Private easements will also have to be established to ensure functionality between the various parts/blocks to facilitate pedestrian/vehicular circulation, servicing requirements (storm, sanitary and water services etc.), building maintenance, use of amenity areas, construction, etc. In the submitted application, and as a result of previous discussions with city representatives, a draft of the numerous proposed easements has been provided for our review/approval. Acknowledging the complexity of the proposal city staff will work with the applicant to satisfy our condition/requirement for the establishment of any necessary private easements.

Current associated city files on this property are a Rezoning and Official Plan Amendment Application, reference OZ 16/003 to permit residential development on the subject lands along with some limited non-residential development. The city is also currently processing a Site Plan Application on the subject lands, reference SP 19-048 which includes the first two phases of development.

In view of the above, and should Committee see merit in the subject applications we provide the following comments for the Committee's consideration:

A. **Items Required Prior to the Issuance of Final Consent**

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

1. Site Plans/Servicing Plans/43R-Plans/Cross Sections

Acknowledging that a number of plans have been provided which we are currently reviewing to assist in evaluating the applicant's request, prior to the issuance of final consent all finalized plans, including but not limited to Site Plans, Servicing Plans, 43R-Plans, Cross Sections and any other pertinent information which will be required to satisfy requirements for the proposed Stratified Consent Application's.

2. Required Easement

Upon the review of Item A1 and the confirmation of all the required easements, the applicant/owner will be required to provide a letter or schedule prepared by the applicant's Solicitor which would specifically describe the new private easement to be established through these Stratified Consent Application's. It should also be noted that any documentation received will be forwarded as an attachment to our clearance memo to the Committee of Adjustment so that any new proposed private easements can be identified and also be incorporated into the Certificate of Secretary-Treasurer.

We acknowledge that as a result of previous discussions with city representatives, the applicant has provided a draft of the numerous proposed easements required for our review/approval. The submitted information needs to be further reviewed/evaluated as this is a very complex Stratified Consent Application requiring additional information. We note that city staff will work with the applicant to satisfy our condition/requirement for the establishment of any necessary easements.

3. Municipal Address Requirement

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

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

Comments Prepared by: David Martin, Supervisor Development Engineering

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

Region of Peel Comments

Development Engineering: Bernadette Sniatenchuk (905) 791-7800 x8589

Condition: Arrangements satisfactory to the Region of Peel, Public Works Department shall be made with respect to servicing the severed and retained parcels. As part of these arrangements, the Region will require review of all draft easement documents and plans associated with the proposed easements.

Traffic Development: Rani Kol (905)-791-7800 x7858

The Region of Peel acknowledges that all property requirements for the retained parcels along Erin Mills Parkway are being obtained through the associated ongoing Site Plan application (SP-19-148M), including property and access requirements. Severed and retained portions must reflect the below:

- Property dedication will be required as a condition of Site Plan approval as per Section 7.7 of the Region of Peel Official Plan. Property dedication will consist of a minimum of 54.0 metres, 27.0 metres from the centreline of Erin Mills Parkway;
- 15.0 x15.0 metre Daylight Triangle at Erin Mills Parkway and Eglinton; and
- 0.3 metre reserve behind the new property line and daylight triangle along the frontage of Erin Mills Parkway.

Development Planning: Diana Guida (905) 791-7800 x8243

Please be advised that a portion of the subject property is located within the limits of the regulated area of the Credit Valley Conservation (CVC).

The Region relies on the environmental expertise of the CVC for the review of development applications located within or adjacent to this regulated area in Peel and their potential impacts on the natural environment. Regional Planning staff therefore, request that the Committee and city staff consider comments from the CVC and incorporate their conditions of approval appropriately.

Comments Prepared by: Diana Guida, Junior Planner

Decision of the Mississauga Committee of Adjustment under
Section 53 of The Planning Act R.S.O. 1990, C.P.13, as amended.
Application for the property located at **2475 Eglinton Avenue East**.
Date of Hearing on Thursday December 10, 2020
Date Decision Signed by the Committee December 17, 2020

The hearing commenced at approximately 1:00p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:02p.m.

APPLICATION DETAILS

The applicant requests the approval of the Committee to sever a parcel of land for the creation of a new lot. The parcel of land has a frontage of approximately 60.0m (197ft) and an area of approximately 0.73ha (1.80ac).

G. Broll, 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 December 2, 2020)
- City of Mississauga, Transportation and Works Department (dated December 2, 2020)
- City of Mississauga, Community Services Department, Park Planning (dated December 2, 2020)
- Region of Peel (dated December 2, 2020)

CORRESPONDENCE & DISCUSSION

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

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

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

DECISION

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

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

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

MOVED BY: S. Patrizio CARRIED

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 60.0m and an area of approximately 0.73ha.

Committee Decision dated at the City of Mississauga on December 17, 2020

<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 December 17, 2020

"S. KENNEY"

SEAN KENNEY - 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 53 of the Planning Act, as amended, is attached.

Date of Mailing: December 18, 2020

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 January 7, 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 December 18, 2021

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

Appendix A – Conditions of Provisional Consent

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

Appendix A – Conditions of Provisional Consent

1. Approval of the draft reference plan(s), as applicable, shall be obtained at the Committee of Adjustment office, and; the required number of prints of the resultant deposited reference plan(s) shall be received.
2. An application amendment letter shall be received from the applicant or authorized agent confirming that the conveyed land shall be together with and/or subject to services easement(s) and/or right(s)-of-way, if necessary, in a location and width as determined by the Secretary-Treasurer based on written advice from the agencies having jurisdiction for any service or right for which the easement or right-of-way is required; alternatively, a letter shall be received from the applicant or authorized agent confirming that no services easement(s) and/or right(s)-of-way, are necessary.
3. A letter shall be received from the City of Mississauga, Manager of Zoning Plan Examination, indicating that the conveyed land and retained lands comply with the provisions of the Zoning By-law, or alternatively; that any variances are approved by the appropriate authorities and that such approval is final and binding.
4. A letter shall be received from the City of Mississauga, Transportation and Works Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated December 2, 2020.
5. A letter shall be received from the Region of Peel, Public Works Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated December 2, 2020.

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

Transportation and Works Comments

Information submitted with these Consent applications indicates that the intent is to create new lots and establish the required easements. The letter submitted from Glen Schnarr & Associates Inc.(dated October 22,2020) indicates that Application #1 ('B' 68/20) is proposing to create a parcel of land with the intent that these lands will contain a future retirement residence to be built and owned by Amica. Application #2 ('B' 69/20) is proposing to create a parcel to facilitate a future mixed use development containing rental apartments and non-residential development to be owned by Sunlife and constructed by Daniels HR. Also noted in the information submitted is that approval of these applications is required to allow any real estate transactions to formally proceed.

The two applications will also include a common "retained" portion which we understand will be the third phase of this development. The "retained parcel" would remain in Daniel HR ownership and is proposed to be developed in the future for a condominium development. The "retained" portion, identified as "Part 1" on the submitted plans will provide for the northerly leg of a common driveway providing access for all buildings.

Color coded plans depicting the various parts to be created for both the conveyed and retained lands have been provided. The submitted plans include the ground level, 2nd level (and up) and the P1, P2 and P3 levels. A color coded cross section plan has also been provided. It is evident from the submitted information that this is a Stratified Consent Application and the plans provided depict how each stratification area will connect horizontally and vertically with each parcel being created. It should be noted that stratification of the plans must address a number of issues regarding servicing, access, and future ownership requirements considering amenities, site features and future functionality considerations such as maintenance.

Private easements will also have to be established to ensure functionality between the various parts/blocks to facilitate pedestrian/vehicular circulation, servicing requirements (storm, sanitary and water services etc.), building maintenance, use of amenity areas, construction, etc. In the submitted application, and as a result of previous discussions with city representatives, a draft of the numerous proposed easements has been provided for our review/approval. Acknowledging the complexity of the proposal city staff will work with the applicant to satisfy our condition/requirement for the establishment of any necessary private easements.

Current associated city files on this property are a Rezoning and Official Plan Amendment Application, reference OZ 16/003 to permit residential development on the subject lands along with some limited non-residential development. The city is also currently processing a Site Plan Application on the subject lands, reference SP 19-048 which includes the first two phases of development.

In view of the above, and should Committee see merit in the subject applications we provide the following comments for the Committee's consideration:

A. **Items Required Prior to the Issuance of Final Consent**

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

1. Site Plans/Servicing Plans/43R-Plans/Cross Sections

Acknowledging that a number of plans have been provided which we are currently reviewing to assist in evaluating the applicant's request, prior to the issuance of final consent all finalized plans, including but not limited to Site Plans, Servicing Plans, 43R-Plans, Cross Sections and any other pertinent information which will be required to satisfy requirements for the proposed Stratified Consent Application's.

2. Required Easement

Upon the review of Item A1 and the confirmation of all the required easements, the applicant/owner will be required to provide a letter or schedule prepared by the applicant's Solicitor which would specifically describe the new private easement to be established through these Stratified Consent Application's. It should also be noted that any documentation received will be forwarded as an attachment to our clearance memo to the Committee of Adjustment so that any new proposed private easements can be identified and also be incorporated into the Certificate of Secretary-Treasurer.

We acknowledge that as a result of previous discussions with city representatives, the applicant has provided a draft of the numerous proposed easements required for our review/approval. The submitted information needs to be further reviewed/evaluated as this is a very complex Stratified Consent Application requiring additional information. We note that city staff will work with the applicant to satisfy our condition/requirement for the establishment of any necessary easements.

3. Municipal Address Requirement

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

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

Comments Prepared by: David Martin, Supervisor Development Engineering

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

Region of Peel Comments

Development Engineering: Bernadette Sniatenchuk (905) 791-7800 x8589

Condition: Arrangements satisfactory to the Region of Peel, Public Works Department shall be made with respect to servicing the severed and retained parcels. As part of these arrangements, the Region will require review of all draft easement documents and plans associated with the proposed easements.

Traffic Development: Rani Kol (905)-791-7800 x7858

The Region of Peel acknowledges that all property requirements for the retained parcels along Erin Mills Parkway are being obtained through the associated ongoing Site Plan application (SP-19-148M), including property and access requirements. Severed and retained portions must reflect the below:

- Property dedication will be required as a condition of Site Plan approval as per Section 7.7 of the Region of Peel Official Plan. Property dedication will consist of a minimum of 54.0 metres, 27.0 metres from the centreline of Erin Mills Parkway;
- 15.0 x15.0 metre Daylight Triangle at Erin Mills Parkway and Eglinton; and
- 0.3 metre reserve behind the new property line and daylight triangle along the frontage of Erin Mills Parkway.

Development Planning: Diana Guida (905) 791-7800 x8243

Please be advised that a portion of the subject property is located within the limits of the regulated area of the Credit Valley Conservation (CVC).

The Region relies on the environmental expertise of the CVC for the review of development applications located within or adjacent to this regulated area in Peel and their potential impacts on the natural environment. Regional Planning staff therefore, request that the Committee and city staff consider comments from the CVC and incorporate their conditions of approval appropriately.

Comments Prepared by: Diana Guida, Junior 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 **4493 Full Moon Circle**.
Date of Hearing on Thursday December 10, 2020
Date Decision Signed by the Committee December 17, 2020

The hearing commenced at approximately 1:00p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:05p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow a widened driveway, proposing:

1. A driveway width of 6.50m (approx. 21.32ft); whereas, By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.69ft), in this instance; and,
2. 16.05% front yard landscaping; whereas, By-law 0225-2007, as amended, requires a minimum 30% front yard landscaping, in this instance.

M. Marino, 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 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)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from one area resident expressing concerns for the subject application.
- A petition of support received through the agent signed by 18 area residents.

One area resident appeared before the Committee and expressed concerns for the application.

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

DECISION

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

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

MOVED BY: S. Patrizio CARRIED

The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO CONDITIONS:

To allow a widened driveway, proposing:

1. A driveway width of 6.50m; whereas, By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m, in this instance; and,
2. 16.05% front yard landscaping; whereas, By-law 0225-2007, as amended, requires a minimum 30% front yard landscaping, in this instance.

CONDITION(S):

1. Construction related to this variance shall be in general conformance with the site plan approved by the Committee.
2. Driveway shall be cut and brought into compliance no later than April 30, 2021.

Committee Decision dated at the City of Mississauga on December 17, 2020.

<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 December 17, 2020

"S. KENNEY"

SEAN KENNEY - 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 **January 6, 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 **23 Earl Street**.
Date of Hearing on Thursday December 10, 2020
Date Decision Signed by the Committee December 17, 2020

The hearing commenced at approximately 1:00p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:16p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the construction of a new house, proposing a gross floor area of 355.50m² (approx. 3826.57sq.ft); whereas, By-law 0225-2007, as amended, permits a maximum gross floor area of 315.37m² (approx. 3394.61sq.ft), in this instance.

R. Peddi Venkata, 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 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)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- A petition of support received through the applicant signed by 6 area residents expressing support for the 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, on balance, any and all submissions made before its decision including one petition. They have also considered all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and the majority of the members have determined that the application is minor in nature, desirable for the appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law and the Official Plan are maintained.

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

MOVED BY: J. Kwast CARRIED

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITIONS:

To allow the construction of a new house, proposing a gross floor area of 357.50m²; whereas, By-law 0225-2007, as amended, permits a maximum gross floor area of 315.37m², 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 December 17, 2020.

<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 December 17, 2020

"S. KENNEY"

SEAN KENNEY - 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 **January 6, 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 **1131 Highgate Place**.
Date of Hearing on Thursday December 10, 2020
Date Decision Signed by the Committee December 17, 2020

The hearing commenced at approximately 1:00p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:25p.m.

APPLICATION DETAILS

The applicants request the Committee to approve a minor variance to allow the reconstruction of a rear deck on the subject property, proposing:

1. A lot coverage of 38.19% of the lot area; whereas, By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% of the lot area, in this instance; and,
2. A rear yard measured to a G1 zone of 2.84m (approx. 9.32ft); whereas, By-law 0225-2007, as amended, requires a minimum rear yard measured to a G1 zone of 5.00m (approx. 16.40ft), in this instance.

M. Marino, 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 December 2, 2020)
- City of Mississauga, Transportation and Works Department (dated December 2, 2020)
- City of Mississauga, Community Services Department, Park Planning (dated December 2, 2020)
- Region of Peel (dated December 2, 2020)
- Toronto Region Conservation (dated December 2, 2020)
- The Ministry of Transportation (dated December 2, 2020)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

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

One area residents appeared before the Committee and expressed concerns regarding the application.

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

DECISION

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

The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO CONDITIONS:

To allow the reconstruction of a rear deck on the subject property, proposing:

1. A lot coverage of 38.19% of the lot area; whereas, By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% of the lot area, in this instance; and,
2. A rear yard measured to a G1 zone of 2.84m; whereas, By-law 0225-2007, as amended, requires a minimum rear yard measured to a G1 zone of 5.00m, 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 December 17, 2020.

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

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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 **January 6, 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 **2350 Cawthra Road**.
Date of Hearing on Thursday December 10, 2020
Date Decision Signed by the Committee December 17, 2020

The hearing commenced at approximately 1:00p.m.

Mr. Kwast declared a pecuniary interest in the application. He did not appear before the camera and did not appear in the proceedings in any manner.

The subject application was heard at approximately 1:38p.m.

APPLICATION DETAILS

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

1. A landscape buffer of 2.0m (approx. 6.6ft) whereas By-law 0225-2007, as amended, requires a minimum landscape buffer of 4.5m (approx. 14.76ft) in this instance;
2. 36 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 85 parking spaces in this instance;
3. 1 angled accessible parking spaces (Type A) whereas By-law 0225-2007, as amended, requires a minimum of 3 accessible parking spaces (2 Type A and 1 Type B) in this instance;
4. 30% of Unit 2 to be used for accessory retail whereas By-law 0225-2007, as amended, permits a maximum of 20% of a unit to be used for accessory retail in this instance;
5. 57% of Unit 3 to be used for accessory retail whereas By-law 0225-2007, as amended, permits a maximum of 20% of a unit to be used for accessory retail in this instance;
6. An aisle width on the north side of 4.2m (approx. 13.8ft) whereas By-law 0225-2007, as amended, requires a minimum aisle width of 7.0m (approx. 23.0ft) in this instance; and
7. An aisle width on the south side of 4.8m (approx. 15.7ft) whereas By-law 0225-2007, as amended, requires a minimum aisle width of 7.0m (approx. 23.0ft) in this instance.

E. West, 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 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)

CORRESPONDENCE & DISCUSSION

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

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

DECISION

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

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

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

MOVED BY: D. George CARRIED

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED:

To approve a minor variance to allow:

1. A landscape buffer of 2.0m whereas By-law 0225-2007, as amended, requires a minimum landscape buffer of 4.5m in this instance;
2. 36 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 85 parking spaces in this instance;
3. 1 angled accessible parking spaces (Type A) whereas By-law 0225-2007, as amended, requires a minimum of 3 accessible parking spaces (2 Type A and 1 Type B) in this instance;
4. 30% of Unit 2 to be used for accessory retail whereas By-law 0225-2007, as amended, permits a maximum of 20% of a unit to be used for accessory retail in this instance;
5. 40% of Unit 3 to be used for accessory retail whereas By-law 0225-2007, as amended, permits a maximum of 20% of a unit to be used for accessory retail in this instance;
6. An aisle width on the north side of 4.2m whereas By-law 0225-2007, as amended, requires a minimum aisle width of 7.0m in this instance; and
7. An aisle width on the south side of 4.8m whereas By-law 0225-2007, as amended, requires a minimum aisle width of 7.0m in this instance.

Committee Decision dated at the City of Mississauga on December 17, 2020.

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

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SEAN KENNEY - 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 **January 6, 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 **19 Maldaver Avenue**.
Date of Hearing on Thursday December 10, 2020
Date Decision Signed by the Committee December 17, 2020

The hearing commenced at approximately 1:00p.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 a new home on the subject property, proposing:

1. A gross floor area - infill residential of 451.32m² (approx. 4,857.97sq.ft); whereas, By-law 0225-2007, as amended, permits a maximum gross floor area of 356.21m² (approx. 3,834.21sq.ft), in this instance;
2. A lot coverage of 28% of the lot area; whereas, By-law 0225-2007, as amended, permits a maximum lot coverage of 25% of the lot area, in this instance; and,
3. A combined width of side yards of 19% of the lot frontage (3.8m); whereasm By-law 0225-2007, as amended, requires a minimum combined width of side yards of 27% of the lot frontagem in this instance (5.16m).

T. Grewal, 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 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)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

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

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

DECISION

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

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

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

MOVED BY: S. Patrizio 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 - infill residential of 451.32m²; whereas, By-law 0225-2007, as amended, permits a maximum gross floor area of 356.21m², in this instance; and
2. A lot coverage of 28% of the lot area; whereas, By-law 0225-2007, as amended, permits a maximum lot coverage of 25% 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 December 17, 2020.

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

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NOTES:

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

Decision of the Mississauga Committee of Adjustment under
Section 45(1) OR (2) of The Planning Act R.S.O. 1990, c.P.13, as amended.
Application for the property located at **3090 Ballard Drive**.
Date of Hearing on Thursday December 10, 2020
Date Decision Signed by the Committee December 17, 2020

The hearing commenced at approximately 1:00p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:50p.m.

APPLICATION DETAILS

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

1. A lot coverage of 32.14% of the lot area; whereas, By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% of the lot area, in this instance;
2. A gross floor area of 345.27m² (approx. 3,716.46sq.ft); whereas, By-law 0225-2007, as amended, permits a maximum gross floor area of 262.01m² (approx. 2,820.25sq.ft), in this instance; and,
3. A height measured to the underside of the eaves of 6.6m (approx. 21.7ft); whereas, By-law 0225-2007, as amended, permits a maximum height measured to the underside of the eaves of 6.4m (approx. 21.0ft), in this instance.

G. Gill, agent, attended and presented evidence and comment in support of the application.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated 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)

CORRESPONDENCE & DISCUSSION

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

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:

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

1. A lot coverage of 32.14% of the lot area; whereas, By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% of the lot area, in this instance;
2. A gross floor area of 345.27m²; whereas, By-law 0225-2007, as amended, permits a maximum gross floor area of 262.01m², in this instance; and,
3. A height measured to the underside of the eaves of 6.6m; whereas, By-law 0225-2007, as amended, permits a maximum height measured to the underside of the eaves of 6.4m, in this instance.

Committee Decision dated at the City of Mississauga on December 17, 2020.

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

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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 **January 6, 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 **915 Flagship Drive**.
Date of Hearing on Thursday December 10, 2020
Date Decision Signed by the Committee December 17, 2020

The hearing commenced at approximately 1:00p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:59p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow a widened driveway on the subject property, proposing a driveway width of 6.09m (approx. 19.98ft); whereas, By-law 0225-2007, as amended, permits a maximum driveway width of 5.20m (approx. 17.06ft), in this instance.

M. Pancholi, 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 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)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from one area resident expressing support for the subject application.
- One letter was received but failed to state the sender's name or address to the Committee.

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

DECISION

Committee has taken into consideration, on balance, any and all submissions made before its decision including 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 a widened driveway on the subject property, proposing a driveway width of 6.09m; whereas, By-law 0225-2007, as amended, permits a maximum driveway width of 5.20m, in this instance.

Committee Decision dated at the City of Mississauga on December 17, 2020.

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

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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 **January 6, 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 **3972 Brandon Gate Drive**.
Date of Hearing on Thursday December 10, 2020
Date Decision Signed by the Committee December 17, 2020

The hearing commenced at approximately 1:00p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:03p.m.

APPLICATION DETAILS

The applicants request the Committee to approve a minor variance to allow the existing driveway to remain on the subject property proposing:

1. A driveway width of 7.5m (approx. 24.6ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.0m (approx. 19.69ft) in this instance; and
2. A driveway setback to a side lot line of 0.5m (approx. 1.6ft) whereas By-law 0225-2007, as amended, requires a minimum driveway setback to a side lot line of 0.6m (approx. 1.97ft) in this instance.

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

BACKGROUND

On October 1, 2020, B. Alzate, agent, attended 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 September 24, 2020)
- City of Mississauga, Transportation and Works Department (dated September 24, 2020)
- Region of Peel (dated September 24, 2020)

COMMENTS

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)

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

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

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

MOVED BY: S. Patrizio CARRIED

The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO CONDITIONS:

To allow the existing driveway to remain on the subject property proposing:

1. A driveway width of 7.5m whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.0m in this instance; and
2. A driveway setback to a side lot line of 0.5m whereas By-law 0225-2007, as amended, requires a minimum driveway setback to a side lot line of 0.6m 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 December 17, 2020.

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

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NOTES:

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