

# COMMITTEE OF ADJUSTMENT RESULTS



**Location: VIRTUAL HEARING**

**Hearing: December 17, 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-66/20	DESJARDINS FINANCIAL SECURITY LIFE ASSURANCE CO & SWBC MEC 2	2 ROBERT SPECK PKY	4	Approved (AC)
B-67/20	DESJARDINS FINANCIAL SECURITY LIFE ASSURANCE CO & SWBC MEC 4	4 ROBERT SPECK PKY	4	Approved (AC)
B-70/20	FERNANDO & NADIA SOLANES	1408 RADCLIFFE BLVD	1	Approved (AC)

## **DEFERRED FILES (CONSENTS)**

B-56/20 A- 361/20 A- 362/20	PREDRAG MILKOVIC, MALIC MIRJANA, NENAD & DRAGICA VELIMOROVIC	1140 HAIG BLVD	1	Deferred
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## **NEW APPLICATIONS (MINOR VARIANCE)**

A-398/20	BOB & BRENDA MCALPINE	5851 CORNELL CRES	9	Approved
A-405/20	ELITE INTERNATIONAL PROPERTY MANAGEMENT CORP	1065 CANADIAN PL	3	Approved (AT)
A-413/20	EDENSHAW ANN DEVELOPMENTS LTD	28 ANN ST	1	Deferred
A-414/20	LU XINGYI	130 ANGELENE ST	1	Deferred
A-415/20	PIE DADE GOUVEIA & PAULA NETO	765 ANNAMORE RD	3	Approved (AA)

## **DEFERRED FILES (MINOR VARIANCE)**

A-321/20	RAMEEZ MALIK & LARAIB KHAN	650 BROUGHAM PL	4	Approved (ACP)
A-337/20	CASHEL MEAGHER & LEANNE LUHTA	1496 PINETREE CRES	1	Approved (AC, ACP)

Decision of the Mississauga Committee of Adjustment under  
Section 53 of The Planning Act R.S.O. 1990, C.P.13, as amended.  
Application for the property located at **2 Robert Speck Parkway**.  
Date of Hearing on Thursday December 17, 2020  
Date Decision Signed by the Committee December 21, 2020

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 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 43.6m (143.0ft) and an area of approximately 7,973.2m<sup>2</sup> (85,822.8sq.ft).

N. Loewen, 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 9, 2020)
- City of Mississauga, Transportation and Works Department (dated December 9, 2020)
- City of Mississauga, Community Services Department, Park Planning (dated December 9, 2020)
- City of Mississauga, Community Services Department, Heritage Planning (dated December 9, 2020)
- Region of Peel (dated December 9, 2020)
- Credit Valley Conservation (dated December 9, 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: J. Page 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 43.6m and an area of approximately 7,973.2m<sup>2</sup>.

Committee Decision dated at the City of Mississauga on December 21, 2020

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

I certify this is copy of the decision of the Committee's decision given on December 21, 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](mailto:Committee.Adjustment@mississauga.ca)

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

Date of Mailing: December 21, 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 11, 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 21, 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 9, 2020.
5. A letter shall be received from the City of Mississauga, Community Services Department, Park Planning Division, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated December 9, 2020.
6. A letter shall be received from the City of Mississauga, Community Services Department, Culture Division, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated December 9, 2020.

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

## Transportation and Works Comments

It is our understanding that the intent of this Consent application would be to sever the southern portion of 2 Robert Speck Parkway along the more recently constructed boundary of the parking structure which occupies the southern edge of the property. It is intended that the "Severed" lands would be developed with a mixed-use tower as depicted in the provided Site Plan (Sheet Number A 101-B) prepared by IBI.

This property currently has an office tower (Mississauga Executive Centre, constructed in 1979) which utilizes the existing two level structured parking. Acknowledging that this Consent application would require the demolition of a significant portion of the existing structured parking, additional information will have to be provided to address the details pertaining to the removal of the parking structure currently located on the "Severed" lands prior to the issuance of final consent.

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

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

#### 1. Required Easement for Storm Sewer Outlet

We note that the storm sewer outlet for the subject lands is the 600mm storm pipe which outlets directly to Cooksville Creek and is located on the parcel to be created. In view of the above, a private storm easement will be required in favour of the "Residual" lands to ensure that a storm outlet is available to connect to the storm outlet which the Cooksville Creek.

We also note that CVC will have to confirm the greatest hazard line and that the existing top of bank easement is sufficient. Should a large portion of the hazard lands not be contained within the easement then additional lands may be requested as a municipal easement. An ESC Permit would also be required prior to any land disturbing activities.

#### 2. Drainage Proposal/Servicing Plan

We request that the applicant submit a Drainage Proposal/Servicing Plan prepared by a Consulting Engineer for this department's review/approval to address the storm sewer outlet for the subject lands.

Upon the review of the Drainage Proposal/Servicing Plan the specifics of the requested storm sewer easement identified in item A 1 can be addressed.

#### 3. Engineering Submission & Development Agreement with Infrastructure Schedules for Possible Storm Sewer Outlet Works

Upon the review of Item A1 and A2 and **only should there be a need** to upgrade the existing municipal storm sewer infrastructure, the applicant/owner will be required to submit an Engineering submission for any proposed works and will be required to enter into a Development Agreement with

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

Infrastructure Schedules to secure the construction of any municipal storm sewer upgrades to accommodate the storm drainage from the subject site.

Should the applicant demonstrate that the existing storm sewer infrastructure is adequate, then this condition will be deemed to be fulfilled.

4. Required Easement(s)

Upon the review of Item A1 and the confirmation of any required easement, the applicant/owner will be required to provide a 43R-Plan and letter/schedule prepared by the applicant's Solicitor which would specifically describe the new private easement to be established. It should also be noted that any documentation received will be forwarded as an attachment with our clearance memo to the Committee of Adjustment Office in order that any new proposed private easement(s) can be identified and also be incorporated into the Certificate of Secretary-Treasurer.

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

As per the City of Mississauga's Fees and Charges By-law there will be a fee required to be paid to the Legal Services Department for their services, in particular for the preparation of legal documents. The fee amount payable will be in accordance with the current Fees and Charges Bylaw and be submitted to the Transportation and Works Department in the form of a certified cheque.

Should a Development Agreement not be required, this condition will be deemed to be fulfilled.

6. 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 lands. For further information, please contact Susie Tasca at (905) 615-3200 ext. 3088 or [susie.tasca@mississauga.ca](mailto:susie.tasca@mississauga.ca)

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

**B. General Information**

1. Site Plan Approval

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

2. Road Allowance Widening Requirement for Future Development Application

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

The owner will be required to dedicate gratuitously to the city through any future development applications on this property a road allowance widening towards the ultimate 23-26m right-of-way as identified in the Official Plan across the Absolute Avenue frontage of the site. It should also be noted that the existing dimension of the sight triangle at the northeast corner of Hurontario Street intersection is to be maintained with the new property line in place.

Should additional clarification or information be required with regards to any future road allowance widenings, please contact Daphne Chen at 905 615-3200 ext. 8915 or [Xinyi.Chen@mississauga.ca](mailto:Xinyi.Chen@mississauga.ca).

### 3. Access Related Requirements/Information

We note that there is currently a 0.3M reserve across the frontage of Hurontario Street.

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

The applicant is advised that all costs incurred in providing any new driveway entrances to the subject lands or any modifications/requirements required (including the existing driveway), would be at cost to the owner. We are also noting that should any utilities need to be relocated, all costs incurred would also be to the owner. Driveway accesses shall maintain a 1.5m setback from aboveground features such as utilities and trees.

The Hurontario-Main Light Rail Transit System Project started construction in 2020. This project will impact right-of-way requirements, [property accesses, allowed turning movements and will result in the permanent removal of a general purpose traffic lane in each direction for many segments of the corridor. Future information is available at [www.hurontario-main.ca](http://www.hurontario-main.ca).

Comments Prepared by: David Martin, Supervisor Development Engineering

## **Parks, Forestry & Environment**

The Park Planning Section of the Community Services Department has reviewed the consent application and advises to include the following conditions:

1. All established hazard lands below the top-of-bank, long term stable slope, or natural features whichever is greater, shall be gratuitously dedicated to the City as Greenlands (G1) for conservation purposes. The lands to the rear of the property, zoned G1, are hazardous valleylands that are also classified as a naturally significant area within the City's Natural Heritage System. As per the Section 6.3.24 of the Mississauga Official Plan, the Natural Heritage System will be protected, enhanced, restored and expanded through the following measures:
  - a) ensuring that development in or adjacent to the Natural Heritage System protects and maintains the natural heritage features and their ecological functions through



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

- such means as tree preservation, appropriate location of building envelopes, grading, landscaping...;
- b) placing those areas identified for protection, enhancement, restoration and expansion in public ownership, where feasible.

The subject property is located adjacent to City owned hazard lands. Placing the hazard lands into public ownership will strengthen the connection to Cooksville Creek and contribute to the protection and enhancement of the Natural Heritage System.

3. Given the subject lands has significant existing vegetation adjacent to Cooksville Creek and falls within the City's Natural Heritage System, Park Planning requires the submission of a satisfactory Environmental Impact Statement (EIS) submitted for review and approval. A terms of reference can be provided for reference upon request.
4. A site visit shall be organized by the applicant to stake the top-of-bank and natural feature to establish limits of gratuitous dedication to the satisfaction of the pertinent Conservation Authority and the City. A Qualified Land Surveyor (OLS) must be present, in addition to staff from the Community Services Department, Transportation and Works Department, and the Credit Valley Conservation Authority
5. Submit a draft Reference Plan identifying the lands to be dedicated to the City.
6. Submit a Grading Plan that is to the satisfaction of the Community Services Department.
7. Prior to Greenlands dedication, the Applicant is to provide written confirmation that the Transportation and Works Department has received and approved Phase 1 and Phase 2 (if required) Environmental Site Assessment Report (ESA), together with a Record of Site Condition (RSC) for these dedicated lands (if required). Both sets of documents are to be prepared, signed, dated and sealed by a Professional Engineer.

In addition, Community Services notes the following:

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

Should further information be required, please contact Jim Greenfield, Park Planner, Community Services Department at 905-615-3200 ext. 8538 or via email [jim.greenfield@mississauga.ca](mailto:jim.greenfield@mississauga.ca).

Comments Prepared by: Jim Greenfield, Park Planner



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

**Heritage**

The property has archaeological potential due to its proximity to a present or past watercourse or known archaeological resource. The applicant should contact the Ministry of Heritage, Sport, Tourism and Culture Industries to determine the archaeological concerns related to the application. A letter from the Ministry of Tourism, Culture and Sport confirming that all archaeological resource concerns have met licensing and resource conservation requirements for the property must be submitted to Heritage Planning.

Comments Prepared by: P. Wubbenhorst, Heritage 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 **4 Robert Speck Parkway**.  
Date of Hearing on Thursday December 17, 2020  
Date Decision Signed by the Committee December 21, 2020

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:07p.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 85.2m (279.5ft) and an area of approximately 3,131sq.m (33,702sq.ft).

N. Loewen, 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 9, 2020)
- City of Mississauga, Transportation and Works Department (dated December 9, 2020)
- City of Mississauga, Community Services Department, Park Planning (dated December 9, 2020)
- City of Mississauga, Community Services Department, Heritage Planning (dated December 9, 2020)
- Region of Peel (dated December 9, 2020)
- Credit Valley Conservation (dated December 9, 2020)

### **CORRESPONDENCE & DISCUSSION**

The Secretary – Treasurer noted the comments received from:

- Correspondence received from one area resident expressing objection to subject application.

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

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

### **DECISION**

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

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

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

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

MOVED BY: J. Page 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 85.2m and an area of approximately 3,131sq.m.

Committee Decision dated at the City of Mississauga on December 21, 2020

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

I certify this is copy of the decision of the Committee's decision given on December 21, 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](mailto:Committee.Adjustment@mississauga.ca)

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

Date of Mailing: December 21, 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 11, 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 21, 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 9, 2020.
5. A letter shall be received from the City of Mississauga, Community Services Department, Park Planning Division, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated December 9, 2020.
6. A letter shall be received from the City of Mississauga, Community Services Department, Culture Division, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated December 9, 2020.

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

**Transportation and Works Comments**

It is our understanding that the intent of this Consent application would be to sever the southern portion of 2 Robert Speck Parkway along the more recently constructed boundary of the parking structure which occupies the southern edge of the property. It is intended that the "Severed" lands would be developed with a mixed-use tower as depicted in the provided Site Plan (Sheet Number A 101-B) prepared by IBI.

This property currently has an office tower (Mississauga Executive Centre, constructed in 1979) which utilizes the existing two level structured parking. Acknowledging that this Consent application would require the demolition of a significant portion of the existing structured parking, additional information will have to be provided to address the details pertaining to the removal of the parking structure currently located on the "Severed" lands prior to the issuance of final consent.

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

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

1. Required Easement for Storm Sewer Outlet

We note that the storm sewer outlet for the subject lands is the 600mm storm pipe which outlets directly to Cooksville Creek and is located on the parcel to be created. In view of the above, a private storm easement will be required in favour of the "Residual" lands to ensure that a storm outlet is available to connect to the storm outlet which the Cooksville Creek.

We also note that CVC will have to confirm the greatest hazard line and that the existing top of bank easement is sufficient. Should a large portion of the hazard lands not be contained within the easement then additional lands may be requested as a municipal easement. An ESC Permit would also be required prior to any land disturbing activities.

2. Drainage Proposal/Servicing Plan

We request that the applicant submit a Drainage Proposal/Servicing Plan prepared by a Consulting Engineer for this department's review/approval to address the storm sewer outlet for the subject lands.

Upon the review of the Drainage Proposal/Servicing Plan the specifics of the requested storm sewer easement identified in item A 1 can be addressed.

3. Engineering Submission & Development Agreement with Infrastructure Schedules for Possible Storm Sewer Outlet Works

Upon the review of Item A1 and A2 and **only should there be a need** to upgrade the existing municipal storm sewer infrastructure, the applicant/owner will be required to submit an Engineering submission for any proposed works and will be required to enter into a Development Agreement with

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

Infrastructure Schedules to secure the construction of any municipal storm sewer upgrades to accommodate the storm drainage from the subject site.

Should the applicant demonstrate that the existing storm sewer infrastructure is adequate, then this condition will be deemed to be fulfilled.

4. Required Easement(s)

Upon the review of Item A1 and the confirmation of any required easement, the applicant/owner will be required to provide a 43R-Plan and letter/schedule prepared by the applicant's Solicitor which would specifically describe the new private easement to be established. It should also be noted that any documentation received will be forwarded as an attachment with our clearance memo to the Committee of Adjustment Office in order that any new proposed private easement(s) can be identified and also be incorporated into the Certificate of Secretary-Treasurer.

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

As per the City of Mississauga's Fees and Charges By-law there will be a fee required to be paid to the Legal Services Department for their services, in particular for the preparation of legal documents. The fee amount payable will be in accordance with the current Fees and Charges Bylaw and be submitted to the Transportation and Works Department in the form of a certified cheque.

Should a Development Agreement not be required, this condition will be deemed to be fulfilled.

6. 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 lands. For further information, please contact Susie Tasca at (905) 615-3200 ext. 3088 or [susie.tasca@mississauga.ca](mailto:susie.tasca@mississauga.ca)

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

**B. General Information**

1. Site Plan Approval

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

2. Road Allowance Widening Requirement for Future Development Application



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

The owner will be required to dedicate gratuitously to the city through any future development applications on this property a road allowance widening towards the ultimate 23-26m right-of-way as identified in the Official Plan across the Absolute Avenue frontage of the site. It should also be noted that the existing dimension of the sight triangle at the northeast corner of Hurontario Street intersection is to be maintained with the new property line in place.

Should additional clarification or information be required with regards to any future road allowance widenings, please contact Daphne Chen at 905 615-3200 ext. 8915 or [Xinyi.Chen@mississauga.ca](mailto:Xinyi.Chen@mississauga.ca).

### 3. Access Related Requirements/Information

We note that there is currently a 0.3M reserve across the frontage of Hurontario Street.

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

The applicant is advised that all costs incurred in providing any new driveway entrances to the subject lands or any modifications/requirements required (including the existing driveway), would be at cost to the owner. We are also noting that should any utilities need to be relocated, all costs incurred would also be to the owner. Driveway accesses shall maintain a 1.5m setback from aboveground features such as utilities and trees.

The Hurontario-Main Light Rail Transit System Project started construction in 2020. This project will impact right-of-way requirements, [property accesses, allowed turning movements and will result in the permanent removal of a general purpose traffic lane in each direction for many segments of the corridor. Future information is available at [www.hurontario-main.ca](http://www.hurontario-main.ca).

Comments Prepared by: David Martin, Supervisor Development Engineering

## **Parks, Forestry & Environment**

The Park Planning Section of the Community Services Department has reviewed the consent application and advises to include the following conditions:

1. All established hazard lands below the top-of-bank, long term stable slope, or natural features whichever is greater, shall be gratuitously dedicated to the City as Greenlands (G1) for conservation purposes. The lands to the rear of the property, zoned G1, are hazardous valleylands that are also classified as a naturally significant area within the City's Natural Heritage System. As per the Section 6.3.24 of the Mississauga Official Plan, the Natural Heritage System will be protected, enhanced, restored and expanded through the following measures:
  - a) ensuring that development in or adjacent to the Natural Heritage System protects and maintains the natural heritage features and their ecological functions through

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

such means as tree preservation, appropriate location of building envelopes, grading, landscaping...;

- b) placing those areas identified for protection, enhancement, restoration and expansion in public ownership, where feasible.

The subject property is located adjacent to City owned hazard lands. Placing the hazard lands into public ownership will strengthen the connection to Cooksville Creek and contribute to the protection and enhancement of the Natural Heritage System.

3. Given the subject lands has significant existing vegetation adjacent to Cooksville Creek and falls within the City's Natural Heritage System, Park Planning requires the submission of a satisfactory Environmental Impact Statement (EIS) submitted for review and approval. A terms of reference can be provided for reference upon request.
4. A site visit shall be organized by the applicant to stake the top-of-bank and natural feature to establish limits of gratuitous dedication to the satisfaction of the pertinent Conservation Authority and the City. A Qualified Land Surveyor (OLS) must be present, in addition to staff from the Community Services Department, Transportation and Works Department, and the Credit Valley Conservation Authority
5. Submit a draft Reference Plan identifying the lands to be dedicated to the City.
6. Submit a Grading Plan that is to the satisfaction of the Community Services Department.
7. Prior to Greenlands dedication, the Applicant is to provide written confirmation that the Transportation and Works Department has received and approved Phase 1 and Phase 2 (if required) Environmental Site Assessment Report (ESA), together with a Record of Site Condition (RSC) for these dedicated lands (if required). Both sets of documents are to be prepared, signed, dated and sealed by a Professional Engineer.

In addition, Community Services notes the following:

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

Should further information be required, please contact Jim Greenfield, Park Planner, Community Services Department at 905-615-3200 ext. 8538 or via email [jim.greenfield@mississauga.ca](mailto:jim.greenfield@mississauga.ca).

Comments Prepared by: Jim Greenfield, Park Planner

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

### **Heritage**

The property has archaeological potential due to its proximity to a present or past watercourse or known archaeological resource. The applicant should contact the Ministry of Heritage, Sport, Tourism and Culture Industries to determine the archaeological concerns related to the application. A letter from the Ministry of Tourism, Culture and Sport confirming that all archaeological resource concerns have met licensing and resource conservation requirements for the property must be submitted to Heritage Planning.

Comments Prepared by: P. Wubbenhorst, Heritage 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 **1408 Radcliffe Boulevard**.  
Date of Hearing on Thursday December 17, 2020  
Date Decision Signed by the Committee December 21, 2020

The hearing commenced at approximately 1:03p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:10p.m.

### **APPLICATION DETAILS**

The applicants request the approval of the Committee to sever a parcel of land for the purpose of a lot addition. The parcel of land has a frontage of approximately 0.88m (2.89ft) and an area of approximately 9.4sq.m (101.2sq.ft).

I. Moutine., agent, attended and presented evidence and comment in support of the application.

### **COMMENTS**

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated December 9, 2020)
- City of Mississauga, Transportation and Works Department (dated December 9, 2020)
- Region of Peel (dated December 9, 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: W. Shahrukh CARRIED

The Decision of the Committee is:

**APPLICATION APPROVED ON CONDITIONS AS STATED APPEDIX A AND THOSE LIST BELOW:**

To sever a parcel of land for the purpose of a lot addition. The parcel of land has a frontage of approximately 0.88m and an area of approximately 9.4sq.m.

**AND IS SUBJECT THE FOLLOWING:**

- a. Subsection 50(3) and/or 50(5) of the Planning Act, shall apply to any subsequent conveyance or transaction that is subject to this consent and the Secretary-Treasurer's Certificate shall contain reference to this stipulation.
- b. The severed portion shall merge into common ownership with the lands municipally know as 1416 Radcliffe Road, Mississauga Ontario. If required the applicant may have to submit a letter form a lawyer describing how the two properties will be merged,

Committee Decision dated at the City of Mississauga on December 21, 2020

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

I certify this is copy of the decision of the Committee's decision given on December 21, 2020

<u>"S. KENNEY"</u>	For a signed copy of this document
SEAN KENNEY - SECRETARY-TREASURER	please call 905-615-3200 ext. 2408 or email <a href="mailto:Committee.Adjustment@mississauga.ca">Committee.Adjustment@mississauga.ca</a>

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

Date of Mailing: December 21, 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 11, 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 21, 2021

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

Appendix A – Conditions of Provisional Consent

## 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.



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 **5851 Cornell Crescent**.  
Date of Hearing on Thursday December 17, 2020  
Date Decision Signed by the Committee December 21, 2020

The hearing commenced at approximately 1:03p.m.

No Member declared a pecuniary interest for this application.

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

### **APPLICATION DETAILS**

The applicants request the Committee to approve a minor variance to allow the construction of a gazebo on the subject property proposing a floor area of 21.75sq.m (approx. 234.12sq.ft) whereas By-law 0225-2007, as amended, permits a maximum floor area of 10.00sqm (approx. 107.64sq.ft) in this instance.

B. Mcalpine, 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 9, 2020)
- City of Mississauga, Transportation and Works Department (dated December 9, 2020)
- Region of Peel (dated December 9, 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: D. George CARRIED

The Decision of the Committee is:

**APPLICATION APPROVED:**

To allow the construction of a gazebo on the subject property proposing a floor area of 21.75sq.m whereas By-law 0225-2007, as amended, permits a maximum floor area of 10.00sqm in this instance.

Committee Decision dated at the City of Mississauga on December 21, 2020.

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

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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 **January 10, 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 **1065 Canadian Place, Unit 132.**  
Date of Hearing on Thursday December 17, 2020  
Date Decision Signed by the Committee December 21, 2020

The hearing commenced at approximately 1:03p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:19p.m.

### **APPLICATION DETAILS**

The applicant requests the Committee to approve a minor variance to allow a tutoring centre in Unit 132 of the subject property proposing 288 parking spaces for all uses on site whereas By-law 0225-2007, as amended, requires a minimum of 483 parking spaces for all uses on site in this instance.

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

### **COMMENTS**

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated December 9, 2020)
- City of Mississauga, Transportation and Works Department (dated December 9, 2020)
- Region of Peel (dated December 9, 2020)
- Credit Valley Conservation (dated December 9, 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, and discussed the requested condition that a temporary timeline be imposed in order to allow the applicant to return post-COVID with a parking study for the property.

### **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: J. Page CARRIED

The Decision of the Committee is:

**APPLICATION APPROVED FOR A TEMPORARY PERIOD OF 3 YEARS (approval will lapse on DECEMBER 31, 2023):**

To allow a tutoring centre in Unit 132 of the subject property proposing 288 parking spaces for all uses on site whereas By-law 0225-2007, as amended, requires a minimum of 483 parking spaces for all uses on site in this instance.

Committee Decision dated at the City of Mississauga on December 21, 2020.

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

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"S. KENNEY"

SEAN KENNEY - SECRETARY-  
TREASURER

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or email

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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 10, 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 **765 Annamore Road**.  
Date of Hearing on Thursday December 17, 2020  
Date Decision Signed by the Committee December 21, 2020

The hearing commenced at approximately 1:03p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:31p.m.

### **APPLICATION DETAILS**

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

1. A lot coverage of 38% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35% of the lot area in this instance;
2. A driveway width of 6.10m (approx. 20.01ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 5.20m (approx. 17.06ft) in this instance;
3. A front yard landscaped soft area of 34% of the front yard whereas By-law 0225-2007, as amended, requires a minimum front yard landscaped soft area of 40% of the front yard in this instance; and
4. A setback to a walkway of 0.20m (approx. 0.66ft) whereas By-law 0225-2007, as amended, requires a minimum setback to a walkway of 0.61m (approx. 2.00ft) in this instance.

F. Carlone, 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 9, 2020)
- City of Mississauga, Transportation and Works Department (dated December 9, 2020)
- Region of Peel (dated December 9, 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: J. Page CARRIED

The Decision of the Committee is:

**APPLICATION APPROVED AS AMENDED:**

To approve a minor variance to allow:

1. A lot coverage of 38% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35% of the lot area in this instance;
2. A driveway width of 6.10m whereas By-law 0225-2007, as amended, permits a maximum driveway width of 5.20m in this instance; and
3. A setback to a walkway of 0.20m whereas By-law 0225-2007, as amended, requires a minimum setback to a walkway of 0.61m in this instance.

Committee Decision dated at the City of Mississauga on December 21, 2020.

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

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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 10, 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 **650 Brougham Place**.  
Date of Hearing on Thursday December 17, 2020  
Date Decision Signed by the Committee December 21, 2020

The hearing commenced at approximately 1:03p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:35p.m.

### **APPLICATION DETAILS**

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

1. A driveway width of 7.5m (approx. 24.6ft) at the top and 6.9m (approx. 22.6ft) at the bottom whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.68ft) in this instance; and
2. A walkway attachment of 2.5m (approx. 8.2ft) whereas By-law 0225-2007, as amended, permits a maximum walkway attachment of 1.5m (approx. 4.9ft) in this instance.

R. Malik, owner, attended and presented evidence and comment in support of the application.

### **BACKGROUND**

On October 22, 2020, R. Malik, owner, 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 October 14, 2020)
- City of Mississauga, Transportation and Works Department (dated October 14, 2020)
- Region of Peel (dated October 14, 2020)
- A letter of support from a Nephrologist from Trillium Health Partners was received.

### **COMMENTS**

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated December 9, 2020)
- City of Mississauga, Transportation and Works Department (dated December 9, 2020)
- Region of Peel (dated December 9, 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, on balance, any and all submissions made before its decision including one written submission. They have also considered all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and the majority of the members have determined that the application is minor in nature, desirable for the appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law and the Official Plan are maintained.

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

MOVED BY: J. Kwast CARRIED

The Decision of the Committee is:

**APPLICATION APPROVED SUBJECT TO CONDITIONS:**

To allow a widened driveway on the subject property proposing:

1. A driveway width of 7.5m at the top and 6.9m at the bottom whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m in this instance; and
2. A walkway attachment of 2.5m whereas By-law 0225-2007, as amended, permits a maximum walkway attachment of 1.5m 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 21, 2020.

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

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"S. KENNEY"

SEAN KENNEY - 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 **January 10, 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 **1496 Pinetree Crescent**.  
Date of Hearing on Thursday December 17, 2020  
Date Decision Signed by the Committee December 21, 2020

The hearing commenced at approximately 1:03p.m.

No Member declared a pecuniary interest for this application.

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

### **APPLICATION DETAILS**

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

1. A gross floor area of 628.75sq.m (approx. 6,767.81sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 335.47sq.m (approx. 3,610.97sq.ft) in this instance;
2. A lot coverage of 26.92% 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;
3. A dwelling depth of 21.55m (approx. 70.70ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00m (approx. 65.62ft) in this instance;
4. A northerly side yard to a second storey of 1.97m (approx. 6.46ft) whereas By-law 0225-2007, as amended, requires a minimum side yard to a second storey of 2.41m (approx. 7.91ft) in this instance; and
5. A northerly side yard to a second storey balcony of 2.12m (approx. 6.96ft) whereas By-law 0225-2007, as amended, requires a minimum side yard to a second storey balcony of 2.41m (approx. 7.91ft) in this instance.

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

### **BACKGROUND**

On October 22, 2020, A. Beuamont, agent, requested to defer the application to verify the accuracy of the requested variances.

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 October 21, 2020)
- City of Mississauga, Transportation and Works Department (dated October 21, 2020)
- Region of Peel (dated October 21, 2020)

## **COMMENTS**

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated December 9, 2020)
- City of Mississauga, Transportation and Works Department (dated December 9, 2020)
- Region of Peel (dated December 9, 2020)
- Credit Valley Conservation (dated December 4, 2020)

## **CORRESPONDENCE & DISCUSSION**

The Secretary – Treasurer noted the comments received from:

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

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

## **DECISION**

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

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

MOVED BY: J. Page CARRIED

The Decision of the Committee is:

**APPLICATION APPROVED SUBJECT TO CONDITIONS:**

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

1. A gross floor area of 628.75sq.m whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 335.47sq.m in this instance;
2. A lot coverage of 26.92% 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;
3. A dwelling depth of 21.55m whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00m in this instance;
4. A northerly side yard to a second storey of 1.97m whereas By-law 0225-2007, as amended, requires a minimum side yard to a second storey of 2.41m in this instance; and
5. A northerly side yard to a second storey balcony of 2.12m whereas By-law 0225-2007, as amended, requires a minimum side yard to a second storey balcony of 2.41m in this instance.

**CONDITION(S):**

1. Construction related to this variance shall be in general conformance with the plans approved by the Committee.
2. The applicant shall provide privacy screening on the balcony using lattice work or opaque material in 6ft 4in in height along the west property line.

Committee Decision dated at the City of Mississauga on December 21, 2020.

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

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"S. KENNEY"

SEAN KENNEY - 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 **January 10, 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.