

COMMITTEE OF ADJUSTMENT RESULTS



Location: VIRTUAL HEARING

Hearing: January 14, 2021 AT 1:00 P.M.

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

NEW APPLICATIONS (MINOR VARIANCE)

A-395/20	AKRAM & RANA KHALILIEH	3256 CORALBEAN PL	10	Approved (AA, ACP)
A-403/20	HARWINDER NATT	3247 CAPRICORN CRES	5	Deferred
A-408/20	STULP MICHAEL AND MC TAGGART SHANNON	3464 SUNLIGHT ST	10	Approved (AC)
A-410/20	TANIA & CHARBEL NOUR	4358 SHELBY CRES	3	Deferred
A-411/20	2079524 ONTARIO INC	1744 MEYERSIDE DR	5	Approved (ACP, AC)
A-412/20	WORLD DRIVE CENTRE INC	70 WORLD DR	5	Refused
A-416/20	CITRUSLAND INVESTMENTS INC	4099 ERIN MILLS PKY	8	Approved (AA)
A-417/20	MICHELLE POTTRUFF	1060 WALDEN CIR	2	Approved
A-418/20	REALWELL INVESTMENTS INC	334 DUNDAS ST E	7	Approved (ACP)
A-2/21	GHASSAK SALIH & AWATIF ABDUL RAZAK	3359 JUNE BERRY RD	10	Deferred
A-3/21	SURJIT SEKHEN & AMARJIT GILL	3102 BONAVENTURE DR	5	Deferred
A-4/21	BINA SOOD	1106 WINDBROOK GROVE	6	Approved
A-6/21	PARMINDER & BALVIR PABLA	7429 PICKFAIR DR	5	Approved
A-7/21	SQUARE ONE PROPERTY CORP & OMERS REALTY MANAGEMENT CORP	99 RATHBURN RD W	4	Approved (AT)
A-8/21	SQUARE ONE PROPERTY CORP & OMERS REALTY MANAGEMENT CORP	189 RATHBURN RD W	4	Approved (AT)

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 **3256 Coralbean Place**.
Date of Hearing on Thursday January 14, 2021
Date Decision Signed by the Committee January 21, 2021

The hearing commenced at approximately 1:01p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:04p.m.

APPLICATION DETAILS

The applicants request the Committee to approve a minor variance to allow the construction of an accessory structure proposing:

1. A lot coverage of 43% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 40% of the lot area in this instance;
2. A height of 3.8m (approx. 12.47ft) whereas By-law 0225-2007, as amended, permits a maximum height of 3.0m (approx. 9.84ft) in this instance; and
3. An occupied area of 15.7sq.m (approx. 168.99sq.ft) whereas By-law 0225-2007, as amended, permits a maximum occupied area of 10.00sq.m (approx. 107.64sq.ft) in this instance.

R. Khanna, agent, and A. Khalileh, owner, attended and presented evidence and comment in support of the application.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated January 6, 2021)
- City of Mississauga, Transportation and Works Department (dated January 6, 2021)
- Region of Peel (dated January 6, 2021)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

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

Two area residents spoke before the Committee and expressed concerns for the application and objected the size of the Gazebo.

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

Committee discussed if the structure should be considered an accessory structure or a covered porch.

B. Herczeg, Planning and Building Department spoke regarding that the structure is to be considered as an accessory structure and that the height is nominal in nature.

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

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

MOVED BY: D. George CARRIED

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITION:

To allow the construction of an accessory structure proposing:

1. A lot coverage of 43% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 40% of the lot area in this instance;
2. A maximum height of an accessory building on a lot less than 750m² of 3.8m whereas by-law 0225-2007, as amended permits a maximum height of an accessory building on a lot less than 750m² of 3.0m.
3. A maximum floor area of an accessory building on a lot less than 750m² of 15.7m² whereas by-law 0225-2007, as amended permits a maximum floor area of an accessory building on a lot less than 750m² of 10m².

CONDITION:

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

Committee Decision dated at the City of Mississauga on January 21, 2021.

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

I certify this is copy of the decision of the Committee's decision given on January 21, 2021

"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 **February 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 **3464 Sunlight Street**.
Date of Hearing on Thursday January 14, 2021
Date Decision Signed by the Committee January 21, 2021

The hearing commenced at approximately 1:01p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:06p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the construction of a pool proposing a waterline setback from enclosure of 0.60m (approx. 1.96ft) whereas By-law 0225-2007, as amended, requires a minimum waterline setback from the enclosure of 1.50m (approx. 4.92ft) in this instance.

B. Evans, 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 January 6, 2021)
- City of Mississauga, Transportation and Works Department (dated January 6, 2021)
- Region of Peel (dated January 6, 2021)

CORRESPONDENCE & DISCUSSION

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

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

DECISION

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

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

MOVED BY: D. Kennedy CARRIED

The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO A TERM:

To allow the construction of a pool proposing a waterline setback from enclosure of 0.60m whereas By-law 0225-2007, as amended, requires a minimum waterline setback from the enclosure of 1.50m in this instance.

TERM:

1. No gardens shall be planted along the rear property line.

Committee Decision dated at the City of Mississauga on January 21, 2021.

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

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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 **1744 Meyerside Drive**.
Date of Hearing on Thursday January 14, 2021
Date Decision Signed by the Committee January 21, 2021

The hearing commenced at approximately 1:01p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:09p.m.

APPLICATION DETAILS

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

1. 43 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 81 parking spaces in this instance;
2. Aisle widths of 5.46m and 6.00m (approx. 17.91ft and 19.69ft) whereas By-law 0225-2007, as amended, requires a minimum aisle width of 7.00m (approx. 22.97ft) in this instance; and
3. Tandem parking whereas By-law 0225-2007, as amended, does not permit tandem parking in this instance.

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

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated January 6, 2021)
- City of Mississauga, Transportation and Works Department (dated January 6, 2021)
- Region of Peel (dated January 6, 2021)

CORRESPONDENCE & DISCUSSION

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

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

DECISION

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

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

MOVED BY: J. Page CARRIED

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITIONS:

To approve a minor variance to allow:

1. 43 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 81 parking spaces in this instance;
2. Aisle widths of 5.46m and 6.00m whereas By-law 0225-2007, as amended, requires a minimum aisle width of 7.00m in this instance; and
3. Tandem parking whereas By-law 0225-2007, as amended, does not permit tandem parking in this instance.

CONDITION(S):

1. Construction related to this variance shall be in general conformance with the site plan approved by the Committee; and
2. The maximum gross floor area (GFA) dedicated for motor vehicle body repair facilities and motor vehicle repair facilities shall be 1,681.00 m² (5,515.09 sq. ft.), the maximum gross floor area (GFA) dedicated for office uses shall be 362.00 m² (1,187.66 sq. ft.).

Committee Decision dated at the City of Mississauga on January 21, 2021.

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

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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 **70 World Drive**.
Date of Hearing on Thursday January 14, 2021
Date Decision Signed by the Committee January 21, 2021

The hearing commenced at approximately 1:01p.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 a personal service establishment on the subject property whereas By-law 0225-2007, as amended, does not permit such a use in this instance.

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

BACKGROUND

On December 17, 2020, agent, requested to defer the application to

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 January 6, 2021)
- City of Mississauga, Transportation and Works Department (dated January 6, 2021)
- Region of Peel (dated January 6, 2021)
- The Ministry of Transportation of Ontario (dated January 6, 2021)

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated January 6, 2021)
- City of Mississauga, Transportation and Works Department (dated January 6, 2021)
- Region of Peel (dated January 6, 2021)
- The Ministry of Transportation of Ontario (dated January 6, 2021)

CORRESPONDENCE & DISCUSSION

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

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

Committee discussed City initiated rezoning application for the site. L. Petricca, Planning and Building, spoke, stated that there was city initiated rezoning of the property and that accessory personal service establishment is permitted in the Zone however that Zoning is under appeal. This application is purposing a personal service establishment as the primary use for this unit.

DECISION

Committee has taken into consideration all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and the majority of the members have determined that the application is not minor in nature, is not desirable for the appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law and the Official Plan are not maintained.

Accordingly, the Committee resolves to refuse the request.

MOVED BY: D. Cook CARRIED

The Decision of the Committee is:

APPLICATION REFUSED:

To allow a personal service establishment on the subject property whereas By-law 0225-2007, as amended, does not permit such a use in this instance.

Committee Decision dated at the City of Mississauga on January 21, 2021.

<u>ABSENT</u> S. PATRIZIO	<u>DISSENTED</u> D. GEORGE
<u>"W. SHAHRUKH"</u> W. SHAHRUKH	<u>DISSENTED</u> D. KENNEDY
<u>"J. PAGE"</u> J. PAGE (Chair)	<u>DISSENTED</u> J. KWAST
<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 **February 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 **4099 Erin Mills Parkway**.
Date of Hearing on Thursday January 14, 2021
Date Decision Signed by the Committee January 21, 2021

The hearing commenced at approximately 1:01p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:27p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow a take-out restaurant setback 48.32m (approx. 158.53ft) from a Residential Zone whereas By-law 0225-2007, as amended, requires a minimum setback of 60.00m (approx. 196.85ft) from a Residential Zone in this instance.

K. Siddiqui, 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 January 6, 2021)
- City of Mississauga, Transportation and Works Department (dated January 6, 2021)
- Region of Peel (dated January 6, 2021)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from five area residents expressing concerns for the subject application.

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

Committee asked questions of the agent who appeared before the Committee. The Committee discussed their jurisdiction on other matters than may be of concern to residents like garbage collection in the plaza.

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

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

MOVED BY: D. Kennedy CARRIED

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED:

The applicant requests the Committee to approve a minor variance to allow a take-out restaurant within 60m of a Residential Zone whereas By-law 0225-2007, as amended, requires a minimum setback of 60m from a Residential Zone in this instance.

Committee Decision dated at the City of Mississauga on January 21, 2021.

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

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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 **1060 Walden Circle Unit 26**.
Date of Hearing on Thursday January 14, 2021
Date Decision Signed by the Committee January 21, 2021

The hearing commenced at approximately 1:01p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:40p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the construction of an enlarged rear balcony on the subject property proposing:

1. A balcony projection of 4.06m (approx. 13.32ft) whereas By-law 0225-2007, as amended, permits a maximum balcony projection of 1.00m (approx. 3.28ft) in this instance; and
2. The area below the balcony to be considered as landscaped area whereas By-law 0225-2007, as amended, does not allow the area below the balcony to be considered as landscaped area 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 January 6, 2021)
- City of Mississauga, Transportation and Works Department (dated January 6, 2021)
- Region of Peel (dated January 6, 2021)
- Trans Northern Pipelines (dated January 6, 2021)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- A petition of support signed by 3 area residents was received through the agent.

DECISION

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: D. Cook CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

To allow the construction of an enlarged rear balcony on the subject property proposing:

1. A balcony projection of 4.06m whereas By-law 0225-2007, as amended, permits a maximum balcony projection of 1.00m in this instance; and
2. The area below the balcony to be considered as landscaped area whereas By-law 0225-2007, as amended, does not allow the area below the balcony to be considered as landscaped area in this instance.

Committee Decision dated at the City of Mississauga on January 21, 2021.

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

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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 **334 Dundas Street East**.
Date of Hearing on Thursday January 14, 2021
Date Decision Signed by the Committee January 21, 2021

The hearing commenced at approximately 1:01p.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 an outdoor patio area whereas By-law 0225-2007, as amended, does not permit an outdoor patio area in this instance.

T. Silakova, 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 January 6, 2021)
- City of Mississauga, Transportation and Works Department (dated January 6, 2021)
- Region of Peel (dated January 6, 2021)

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: S. Patrizio CARRIED

The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO CONDITIONS:

To allow an outdoor patio area whereas By-law 0225-2007, as amended, does not permit an outdoor patio area 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 January 21, 2021.

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

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NOTES:

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

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 **1106 Windbrook Grove**.
Date of Hearing on Thursday January 14, 2021
Date Decision Signed by the Committee January 21, 2021

The hearing commenced at approximately 1:01p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:47p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow a rear yard from a G2-2 zone measured to a window well of 2.34m whereas By-law 0225-2007, as amended, requires a minimum rear yard from a G2-2 zone measured to a window well of 6.89m in this instance.

R. Singh, 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 January 6, 2021)
- City of Mississauga, Transportation and Works Department (dated January 6, 2021)
- Region of Peel (dated January 6, 2021)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from one area resident expressing no object 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. Kwast CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

To allow a rear yard from a G2-2 zone measured to a window well of 2.34m whereas By-law 0225-2007, as amended, requires a minimum rear yard from a G2-2 zone measured to a window well of 6.89m in this instance.

Committee Decision dated at the City of Mississauga on January 21, 2021.

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

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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 **February 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 **7429 Pickfair Drive**.
Date of Hearing on Thursday January 14, 2021
Date Decision Signed by the Committee January 21, 2021

The hearing commenced at approximately 1:01p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:51p.m.

APPLICATION DETAILS

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

1. A lot coverage of 35.90% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% in this instance; and
2. A dwelling depth of 20.21m (approx. 66.31ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00m (approx. 65.62ft) in this instance.

R. Kumar, 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 January 6, 2021)
- City of Mississauga, Transportation and Works Department (dated January 6, 2021)
- Region of Peel (dated January 6, 2021)

CORRESPONDENCE & DISCUSSION

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

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

DECISION

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

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

MOVED BY: W. Shahrukh CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

To allow an addition proposing:

1. A lot coverage of 35.90% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% in this instance; and
2. A dwelling depth of 20.21m whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00m in this instance.

Committee Decision dated at the City of Mississauga on January 21, 2021.

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

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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 **February 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 **99 Rathburn Road West**.
Date of Hearing on Thursday January 14, 2021
Date Decision Signed by the Committee January 21, 2021

The hearing commenced at approximately 1:01p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:54p.m.

APPLICATION DETAILS

The applicants request the Committee to approve a minor variance to allow all permitted uses within C1-C4 zones on the subject property whereas By-law 0050-2013, as amended, does not permit such uses in this instance.

J. Neubauer, 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 January 6, 2021)
- City of Mississauga, Transportation and Works Department (dated January 6, 2021)
- Region of Peel (dated January 6, 2021)
- The Ministry of Transportation of Ontario (dated January 6, 2021)

CORRESPONDENCE & DISCUSSION

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

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

L. Petricca, Planning and Building Department, spoke in regards to the holding symbol on 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: S. Patrizio CARRIED

The Decision of the Committee is:

APPLICATION APPROVED FOR A TEMPORARY PERIOD OF 4 YEARS (approval will lapse on Jan, 31, 2025):

To allow all permitted uses within C1-C4 zones on the subject property whereas By-law 0050-2013, as amended, does not permit such uses in this instance.

Committee Decision dated at the City of Mississauga on January 21, 2021.

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

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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 **February 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 **189 Rathburn Road West**.

Date of Hearing on Thursday January 14, 2021
Date Decision Signed by the Committee January 21, 2021

The hearing commenced at approximately 1:01p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:54p.m.

APPLICATION DETAILS

The applicants request the Committee to approve a minor variance to allow all permitted uses within C1-C4 zones on the subject property whereas By-law 0050-2013, as amended, does not permit such uses in this instance.

J. Neubauer, 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 January 6, 2021)
- City of Mississauga, Transportation and Works Department (dated January 6, 2021)
- Region of Peel (dated January 6, 2021)
- The Ministry of Transportation of Ontario (dated January 6, 2021)

CORRESPONDENCE & DISCUSSION

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

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

L. Petricca, Planning and Building Department, spoke in regards to the holding symbol on 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: S. Patrizio CARRIED

The Decision of the Committee is:

APPLICATION APPROVED FOR A TEMPORARY PERIOD OF 4 YEARS (approval will lapse on Jan, 31, 2025):

To allow all permitted uses within C1-C4 zones on the subject property whereas By-law 0050-2013, as amended, does not permit such uses in this instance.

Committee Decision dated at the City of Mississauga on January 21, 2021.

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

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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.