
Committee of Adjustment

Date: January 28, 2021
Time: 1:00 PM
Location: Online Video Conference

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| Members | Sebastian Patrizio | (Chair) |
| | David George | |
| | John Page | |
| | David Kennedy | |
| | Wajeeha Shahrukh | |
| | David Cook | |
| | John Kwast | |

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| Staff Present | Shelby Clements |
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1. CALL TO ORDER
2. DECLARATION OF CONFLICT OF INTEREST
3. DEFERRALS OR WITHDRAWALS
4. MATTERS TO BE CONSIDERED
- 4.1 B3/21-B4/21-A12/21-A13/21

1015 STRATHY AVE (WARD 1)

VEROLJUB MAKSIMOVIC

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

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

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

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

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DECISION

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

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

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

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.

DECISIONS

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

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| MOVED BY: | J. Page | CARRIED |
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The Decision of the Committee is:

APPLICATION APPROVED ON CONDITIONS AS STATED IN APPENDIX A:

To sever parcels of land for the creation of two new lots. The first parcel (file B3/21, Parcel A) has a frontage of approximately 8.5m and an area of approximately 282.4sq.m.

CONDITION:

1. Consent applications B3/21 & B4/21 shall lapse if minor variance application A12/21 & A13/21 are not finalized.

DECISIONS

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

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| MOVED BY: | J. Page | CARRIED |
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The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITIONS:

A lot frontage of 5.90m whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 6.80m in this instance.

CONDITION:

1. Variances approved under file A20/21 & A21/21 shall lapse if the consent application under file B5/21 is not finalized within the time prescribed by legislation.

DECISIONS

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

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| MOVED BY: | J. Page | CARRIED |
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The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITIONS:

A lot frontage of 5.90m whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 6.80m in this instance.

CONDITION:

1. Variances approved under file A20/21 & A21/21 shall lapse if the consent application under file B5/21 is not finalized within the time prescribed by legislation.

4.2 **B5/21-A20/21-A21/21**

16 MAPLE AVE N (WARD 1)

QUEENSVALLEY PROPERTIES INC

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.

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.

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.

DECISIONS

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

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| MOVED BY: | D. Cook | CARRIED |
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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 5.90m and an area of approximately 269.2sq.m.

CONDITION:

1. The variance applications approved under Files A20/21 & A21/21 must be finalized.

DECISIONS

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

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| MOVED BY: | J. Page | CARRIED |
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The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITIONS:

A lot frontage of 5.90m whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 6.80m in this instance.

CONDITION:

1. Variances approved under file A20/21 & A21/21 shall lapse if the consent application under file B5/21 is not finalized within the time prescribed by legislation.

DECISIONS

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

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| MOVED BY: | J. Page | CARRIED |
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The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITIONS:

A lot frontage of 5.90m whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 6.80m in this instance.

CONDITION:

1. Variances approved under file A20/21 & A21/21 shall lapse if the consent application under file B5/21 is not finalized within the time prescribed by legislation.

4.3 B6/21

759 WINSTON CHURCHILL BLVD (WARD 2)

759 WINSTON CHURCHILL GP INC

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.

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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.

DECISIONS

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

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| MOVED BY: | W. Shahrukh | CARRIED |
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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 and land dedications. The parcel of land (new lot) has a frontage of approximately 83.67m and an area of approximately 56,777.

CONDITIONS:

1. The applicant withdraw Draft Plan of Subdivision Approval under file 21TM-15001.
2. Payment of outstanding Credit Valley Conservation review fee of \$725. Payment shall be made directly to Credit valley conservation and receipt provided to the Committee of Adjustment Office.

4.4 B56/20-A361/20-A362/20

1140 HAIG BLVD (WARD 1)

PREDRAG MILKOVIC, MALIC MIRJANA, NENAD & DRAGICA VELIMOROVIC

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from three area resident expressing objections for the 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.

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DECISION

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

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.

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

DECISIONS

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

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| MOVED BY: | J. Kwast | CARRIED |
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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 9.32m and an area of approximately 517.46sq.m.

CONDITION:

The variance applications approved under Files A361/20 & A362/20 must be finalized

DECISIONS

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

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| MOVED BY: | J. Page | CARRIED |
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The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO CONDITIONS:

For the Severed lands:

1. A lot frontage of 9.32m whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m in this instance;
2. A lot Area of 517.46sq.m whereas By-law 0225-2007, as amended, requires a minimum lot area of 550sq.m in this instance;
3. A Southerly side yard of 0.61m measured to the 1st and 2nd stories, and 1.32m to the 3rd storey whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m measured to the first storey, 1.81m to the second storey, and 2.42m to the third storey, in this instance;
4. A Northerly side yard of 1.00m measured to the 1st storey garage, 1.23m measured to the 2nd storey, and 1.94m to the 3rd storey whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m measured to the first storey, 1.81m to the second storey, and 2.42m to the third storey, in this instance;
5. A front yard soft landscape area of 38.35% whereas By-law 0225-2007, as amended, requires a minimum front yard soft landscape area of 40% in this instance; and
6. A front yard setback of 6.0m whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 7.5m in this instance.

CONDITION(S):

1. Construction related to this variance shall be in general conformance with the plans approved by the Committee.
2. Variances approved under files A361/20 & A362/20 shall lapse if the consent application under file B56/20 is not finalized within the time prescribed by legislation.

DECISIONS

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

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| MOVED BY: | J. Page | CARRIED |
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The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO CONDITIONS:

A minor variance for the Retained lands:

1. A lot frontage of 9.32m whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m in this instance;
2. A lot Area of 517.46sq.m whereas By-law 0225-2007, as amended, requires a minimum lot area of 550sq.m in this instance;
3. A Northerly side yard of 0.61m measured to the 1st and 2nd stories, and 1.32m to the 3rd storey whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.2m measured to the first storey, 1.81m to the second storey, and 2.42m to the third storey, in this instance;
4. A Southerly side yard of 1.0m measured to the 1st storey garage, 1.23m measured to the 2nd storey, and 1.94m to the 3rd storey whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.2m measured to the first storey, 1.81m to the second storey, and 2.42m to the third storey, in this instance;
5. A front yard soft landscape area of 39.07% whereas By-law 0225-2007, as amended, requires a minimum front yard soft landscape area of 40% in this instance; and

6. A front yard setback of 5.99m whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 7.5m in this instance.

CONDITION(S):

1. Construction related to this variance shall be in general conformance with the plans approved by the Committee.
2. Variances approved under files A361/20 & A362/20 shall lapse if the consent application under file B56/20 is not finalized within the time prescribed by legislation.

4.5 A1/21

3820 JANICE DR (WARD 10)

RIZWANA & PARVEZ KASMANI

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.

DECISIONS

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

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| MOVED BY: | D. George | CARRIED |
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The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED:

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

1. A lot coverage of 46.5% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.0% of the lot area in this instance; and
2. A rear yard of 5.76m whereas By-law 0225-2007, as amended, requires a minimum rear yard of 7.00m in this instance.

4.6 A22/21

7592 CHINOOK DR (WARD 5)

JAGJIT SINGH KHANGURA

On January 28, 2021, K. Suthar, agent, requested to defer the application to meet with staff.

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

4.7 A23/21

7480 HOMESIDE GDNS (WARD 5)

NARINDER KHANGURA

On January 28, 2021, K. Suthar, agent, requested to defer the application to meet with staff.

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

4.8 A24/21

420 TRADERS BLVD E (WARD 5)

PHAP VAN VIETNAMESE BUDDHIST CULTURAL CENTRE OF ONTARIO

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.

DECISIONS

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

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| MOVED BY: | J. Page | CARRIED |
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The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO CONDITIONS:

To allow a cemetery use (existing memorial wall) to operate accessory to the Place of Religious Assembly use on the subject property whereas By-law 0225-2007, as amended, does not permit a cemetery use to operate accessory to a Place of Religious Assembly use in this instance.

CONDITION(S):

1. Construction related to this variance shall be in general conformance with the site plan approved by the Committee.
2. The subject property contains approximately 1400 existing burial niches. Staff recommend that no additional burial niches shall be permitted on the subject property. Pursuant to section 84 (1) of the Funeral, Burial and Cremation Services Act, in the event that the applicant wishes to increase capacity, the applicant will need to submit a separate application for municipal approval in order for the municipality to consider whether the application is in the public interest. In the absence of municipal consent, the applicant will be prohibited from increasing the capacity of the cemetery. The applicant shall not increase the capacity of the

memorial wall (columbarium) and/or cemetery use without first requesting approval from the municipality and without first obtaining any other provincial or municipal approvals, if required.

4.9 A25/21

96 CUMBERLAND DR (WARD 1)

THOMAS & BRIDGET CLARKE

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

Two area residents appeared before the Committee and expressed no objection for the application.

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

DECISION

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

DECISIONS

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

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| MOVED BY: | D. George | CARRIED |
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The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO A CONDITION:

To allow a deck/patio above an accessory building (below grade pool equipment) whereas By-law 0225-2007, does not permit a deck/patio above an accessory building in this instance.

CONDITION(S):

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

4.10 A26/21

7217 TERRAGAR BLVD (WARD 10)

ABHAY & SHANU BHARGAVA

On January 28, 2021, A. Bhargava, owner, requested to defer the application to meet with staff.

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

4.11 A29/21

7030 LESSARD LANE (WARD 11)

PAUL FRITZE

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from two area resident expressing no objection for the subject application.

One area residents appeared before the Committee and expressed no objection for the application. One area resident appeared before the Committee and expressed support for the 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 two written submissions 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.

DECISIONS

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

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| MOVED BY: | D. Cook | CARRIED |
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The Decision of the Committee is:

APPLICATION APPROVED:

To permit a shed proposing a setback measured from an accessory structure to the property line of 0.29m whereas By-law 0225-2007, as amended, requires a minimum setback measured from an accessory structure to the property line of 0.61m in this instance.

4.12 A32/21

526 AVONWOOD DR (WARD 1)

MICHAL & ALICIA SOPHIA KOWALCZYK

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

The Secretary – Treasurer noted the comments received from:

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

DECISION

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

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

DECISIONS

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

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| MOVED BY: | J. Page | CARRIED |
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The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED:

To allow the construction of an addition proposing:

1. A northerly side yard of 1.20m whereas By-law 0225-2007, as amended, requires a minimum northerly side yard of 2.41m in this instance;
2. A southerly side yard of 2.30m whereas By-law 0225-2007, as amended, requires a minimum southerly side yard of 2.41m in this instance;
3. A combined width of side yards of 3.50m whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 5.95m in this instance;
4. A building height measured to the highest ridge of 9.61m whereas By-law 0225-2007, as amended, permits a maximum building height measured to the highest ridge of 9.50m in this instance;
5. A building height measured to the underside of the soffit of 7.23m whereas By-law 0225-2007, as amended, permits a maximum building height measured to the underside of the soffit of 6.40m in this instance.

4.13 A33/21

59 LAKESHORE RD E (WARD 1)

KASIM BALUCH

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.

DECISIONS

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

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| MOVED BY: | J. Page | CARRIED |
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The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED:

To allow a take-out restaurant proposing:

1. 4 parking spaces on site, 2 of which are tandem, whereas By-law 0225-2007, as amended, requires a minimum of 7 parking spaces on site in this instance

2. 2 tandem parking spaces whereas By-law 0225-2007, as amended, does not permit tandem parking spaces in this instance; and
3. A reduced parking rate of 4.85 spaces/100sq.m whereas By-law 0225-2007, as amended, requires 6 spaces/100sq.m in this instance.

4.14 A34/21

765 BEXHILL RD (WARD 2)

LIU SHENGHAO

On January 28, 2021, D. Nelson, agent, requested to defer the application to meet with staff for potential redesign.

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

4.15 A35/21

2265 GORDON DR (WARD 7)

FARHANA & HASSAN KHIMANI

The Secretary – Treasurer noted the comments received from:

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

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

DECISION

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

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

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

DECISIONS

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

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| MOVED BY: | J. Page | CARRIED |
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The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITION:

to allow the construction of a new house proposing:

1. A lot coverage of 29.48% whereas By-law 0225-2007, as amended, requires a minimum lot coverage of 25.00% in this instance;
2. A lot frontage of 21.70m whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 30.00m in this instance;
3. A side yard of 2.20m whereas By-law 0225-2007, as amended, requires a minimum side yard of 4.20m in this instance; and
4. A window well measured to a side yard lot line of 1.49m whereas By-law 0225-2007, as amended, requires a window well measured to a side yard lot line of 3.59m in this instance.
5. A chimney measured to a side yard lot line of 2.52m at easterly side, whereas By-law 0225-2007, as amended, requires a chimney measured to a side yard lot line of 3.59m in this instance.
6. A window measured to a side yard lot line of 2.32m at easterly side whereas By-law 0225-2007, as amended, requires a window measured to a side yard lot line of 3.59m in this instance.
7. To permit 2 kitchens within a single dwelling unit; whereas a maximum of 1 kitchen in a single dwelling unit is permitted.

CONDITION:

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

4.16 A40.21

31 Front Street North (Ward 1)

City of Mississauga

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.

DECISIONS

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

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| MOVED BY: | D. Cook | CARRIED |
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The Decision of the Committee is:

APPLICATION APPROVED:

To allow the construction of additional floor space proposing 14 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 17 parking spaces in this instance.

5. OTHER BUSINESS6. ADJOURNMENT