

COMMITTEE OF ADJUSTMENT RESULTS



Location: VIRTUAL HEARING

Hearing: January 28, 2021 AT 1:00 P.M.

File	Name of Applicant	Location of Land	Ward	Decision
AA = Approved as Amended ACP= Condition Plan AC= Approved on Condition AT = Approved Temporarily D = Deferred AIP=Approved in Part				
<u>NEW APPLICATIONS (CONSENT)</u>				
B-3/21 B-4/21 A-12/21 A-13/21	VEROLJUB MAKSIMOVIC	1015 STRATHY AVE	1	Approved (AC)
B-5/21 A-20/21 A-21/21	QUEENSVALLEY PROPERTIES INC	16 MAPLE AVE N	1	Approved (AC)
B-6/21	759 WINSTON CHURCHILL GP INC	759 WINSTON CHURCHILL BLVD	2	Approved (AC)
<u>DEFERRED APPLICATIONS (CONSENT)</u>				
B-56/20 A-361/20 A-362/20	PREDRAG MILKOVIC, MALIC MIRJANA, NENAD & DRAGICA VELIMOROVIC	1140 HAIG BLVD	1	Approved (AC)
<u>NEW APPLICATIONS (MINOR VARIANCE)</u>				
A-1/21	RIZWANA & PARVEZ KASMANI	3820 JANICE DR	10	Approved (AA)
A-22/21	JAGJIT SINGH KHANGURA	7592 CHINOOK DR	5	Deferred
A-23/21	NARINDER KHANGURA	7480 HOMESIDE GDNS	5	Deferred
A-24/21	PHAP VAN VIETNAMESE BUDDHIST CULTURAL CENTRE OF ONTARIO	420 TRADERS BLVD E	5	Approved (AC, ACP)
A-25/21	THOMAS & BRIDGET CLARKE	96 CUMBERLAND DR	1	Approved (ACP)
A-26/21	ABHAY & SHANU BHARGAVA	7217 TERRAGAR BLVD	10	Deferred
A-29/21	PAUL FRITZE	7030 LESSARD LANE	11	Approved
A-32/21	MICHAL & ALICIA SOPHIA KOWALCZYK	526 AVONWOOD DR	1	Approved (AA)
A-33/21	KASIM BALUCH	59 LAKESHORE RD E	1	Approved (AA)
A-34/21	LIU SHENGHAO	765 BEXHILL RD	2	Deferred
A-35/21	FARHANA & HASSAN KHIMANI	2265 GORDON DR	7	Approved (AC, ACP)
A-40/21	CITY OF MISSISSAUGA	31 FRONT ST N	1	Approved

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 **1015 Strathy Avenue**.
Date of Hearing on Thursday January 28, 2021
Date Decision Signed by the Committee February 4, 2021

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:01p.m.

APPLICATION DETAILS

The applicant requests the approval of the Committee 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 (27.89ft) and an area of approximately 282.4sq.m (3,039.73sq.ft).

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 January 20, 2021)
- City of Mississauga, Transportation and Works Department (dated January 20, 2021)
- City of Mississauga, Community Services Department, Park Planning (dated January 20, 2021)
- City of Mississauga, Community Services Department, Heritage Planning (dated January 20, 2021)
- Region of Peel (dated January 20, 2021)

CORRESPONDENCE & DISCUSSION

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.

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.

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 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.

Committee Decision dated at the City of Mississauga on February 4, 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	

I certify this is copy of the decision of the Committee's decision given on February 4, 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 53 of the Planning Act, as amended, is attached.

Date of Mailing: February 5, 2021

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 25, 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 February 5, 2022

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 (A12/21 & A13/21).
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 January 20, 2021.
5. A letter shall be received from the City of Mississauga, Community Services Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated January 20, 2021.

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

Transportation and Works Comments

This Department has reviewed the request to create new parcels of land for residential purposes fronting onto Strathy. Should Committee see merit in the applicant's request we are providing the following conditions/requirements for Committee's consideration:

A. Items Required Prior to the Issuance of Final Consent

1. Overall Grading and Drainage Plan

The applicant's consulting engineer will be required to prepare an Overall Grading and Drainage Plan which contains sufficient details to ensure grading compatibility with the adjacent lands and submit the grading and drainage proposal to this department for review/approval.

2. Overall Site Servicing Plan

We request that the applicant submit a Site Servicing Plan prepared by a Consulting Engineer for this department's review/approval. The Site Servicing Plan is to confirm that all the necessary municipal services can be provided for the dwellings to be constructed on the subject lands.

3. Municipal Address Requirement

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

4. 5.0m Sight Triangle

The Owner will be required to gratuitously dedicate the following to the City of Mississauga a 5.0m sight triangle at the north-east corner of Lakeshore Road East and Strathy Avenue.

The dimensions related to right-of-way widths and required widenings are to be verified by the City's O.L.S., Al Jeraj at 905-615-3200 ext. 5789.

The Owner is to contact Valeriya Danylova, Environmental Technologist at valeriya.danylova@mississauga.ca, 905-615-3200 ext. 5930 to ensure the required land dedication has no environmental conflicts.

This condition will be cleared upon receipt of confirmation from Legal Services identifying that the transfer has taken place and associated fees have been paid.

5. Environmental Site Screening Questionnaire

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

As per the land dedication requirement, an Environmental Site Screening Questionnaire and Declaration (ESSQD) must be filled out for the property, signed and dated by the owner, and witnessed by a commissioner of oaths and submitted to the Transportation and Works Department for review.

For further information regarding the above noted comments, please contact John Salvino at (905) 615-3200 ext. 5183 or john.salvino@mississauga.ca

B. GENERAL INFORMATION

1. Lot Grading and Drainage

We advise the applicant that issuance of any building permits for the new dwelling(s) will be subject to the owner submitting a certified lot grading and drainage plan to this Department for review/approval. The grading and drainage plan is to contain sufficient detail to ensure grading compatibility with the adjacent properties. In addition, the owner will be required to submit the applicable lot grading and municipal services protection deposits.

2. Servicing

All costs incurred in providing any service laterals will be the responsibility of the owner. The owner will also be responsible for all costs incurred for the required road reinstatement (if required). If the service connections are to be installed by a private contractor retained by the owner, issuance of an open cut permit will be subject to the owner depositing adequate securities with the City to guarantee proper road reinstatement.

3. Access

We advise the applicant that all costs incurred in providing any new driveway entrance(s) to the subject lands or any modifications/reinstatement required, would be at cost to the owner. We are also noting that should any utilities need to be relocated, all costs incurred will also be to the owner.

The applicant is advised that the Lakeshore Connecting Communities Transportation Master Plan has been endorsed by Council which sets out a long-term vision for transit and corridor improvements along Lakeshore Road. Further information can be found at: <http://www.mississauga.ca/portal/residents/lakeshore-connecting-communities>

4. Storm Sewer Outlet

The applicant is advised that there is no storm sewer system available in front of the proposed lot on Strathy Avenue. In this regard, we advise that all dwellings to be constructed on the subject lands will require a sump pump to discharge the weeping tile to grade. It is the full responsibility of the applicant to advise any prospective purchasers of the properties of this requirement.

5. CVC Approval

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

This site is situated within the Credit Valley Conservation regulated area. The applicant is therefore asked to contact the CVC for approvals.

We are noting that any Transportation and Works Department concerns/requirements for the Minor Variance application will be addressed under Consent Application 'B' 3 & 4/21.

Comments Prepared by: John Salvino, Development Engineering Technologist

Parks, Forestry & Environment

The Park Planning Section of the Community Services Department has reviewed the consent application and advises as follows.

Should the application be approved, Community Services wishes to impose the following conditions:

1. The applicant shall provide a cash contribution of \$1,821.36 for planting of three (3) street trees on Strathy Avenue and Lakeshore Road East. This figure is subject to the most recent Fees and Charges By-law at the time of payment and is therefore subject to change.

In addition, Community Services notes the following:

1. Payment for street tree fees and charges can be made at the Parks and Forestry customer service counter located at 950 Burnhamthorpe Road West in the form of a certified cheque, bank draft, or money order payable to the City of Mississauga. Please contact Jim Greenfield regarding the Covid-19 interim payment 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.

Comments Prepared by: Jim Greenfield, Park 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 **1059 Lakeshore Road East.**

Date of Hearing on Thursday January 28, 2021
Date Decision Signed by the Committee February 4, 2021

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:01p.m.

APPLICATION DETAILS

The applicant requests the approval of the Committee to sever parcels of land for the creation of two new lots. The second parcel (file B4/21, Parcel C) has a frontage of approximately 17.04m (55.91ft) and an area of approximately 565.00sq.m (6,081.61sq.ft).

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 January 20, 2021)
- City of Mississauga, Transportation and Works Department (dated January 20, 2021)
- City of Mississauga, Community Services Department, Park Planning (dated January 20, 2021)
- City of Mississauga, Community Services Department, Heritage Planning (dated January 20, 2021)
- Region of Peel (dated January 20, 2021)

CORRESPONDENCE & DISCUSSION

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.

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.

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 parcels of land for the creation of two new lots. The second parcel (file B4/21, Parcel C) has a frontage of approximately 17.04m and an area of approximately 565.00sq.m.

CONDITION:

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

Committee Decision dated at the City of Mississauga on February 4, 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
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A copy of Section 53 of the Planning Act, as amended, is attached.

Date of Mailing: February 5, 2021

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 25, 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 February 5, 2022

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 (A12/21 & A13/21).
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 January 20, 2021.
5. A letter shall be received from the City of Mississauga, Community Services Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated January 20, 2021.

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

Transportation and Works Comments

This Department has reviewed the request to create new parcels of land for residential purposes fronting onto Strathy. Should Committee see merit in the applicant's request we are providing the following conditions/requirements for Committee's consideration:

A. Items Required Prior to the Issuance of Final Consent

1. Overall Grading and Drainage Plan

The applicant's consulting engineer will be required to prepare an Overall Grading and Drainage Plan which contains sufficient details to ensure grading compatibility with the adjacent lands and submit the grading and drainage proposal to this department for review/approval.

2. Overall Site Servicing Plan

We request that the applicant submit a Site Servicing Plan prepared by a Consulting Engineer for this department's review/approval. The Site Servicing Plan is to confirm that all the necessary municipal services can be provided for the dwellings to be constructed on the subject lands.

3. Municipal Address Requirement

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

4. 5.0m Sight Triangle

The Owner will be required to gratuitously dedicate the following to the City of Mississauga a 5.0m sight triangle at the north-east corner of Lakeshore Road East and Strathy Avenue.

The dimensions related to right-of-way widths and required widenings are to be verified by the City's O.L.S., Al Jeraj at 905-615-3200 ext. 5789.

The Owner is to contact Valeriya Danylova, Environmental Technologist at valeriya.danylova@mississauga.ca, 905-615-3200 ext. 5930 to ensure the required land dedication has no environmental conflicts.

This condition will be cleared upon receipt of confirmation from Legal Services identifying that the transfer has taken place and associated fees have been paid.

5. Environmental Site Screening Questionnaire

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

As per the land dedication requirement, an Environmental Site Screening Questionnaire and Declaration (ESSQD) must be filled out for the property, signed and dated by the owner, and witnessed by a commissioner of oaths and submitted to the Transportation and Works Department for review.

For further information regarding the above noted comments, please contact John Salvino at (905) 615-3200 ext. 5183 or john.salvino@mississauga.ca

B. GENERAL INFORMATION

1. Lot Grading and Drainage

We advise the applicant that issuance of any building permits for the new dwelling(s) will be subject to the owner submitting a certified lot grading and drainage plan to this Department for review/approval. The grading and drainage plan is to contain sufficient detail to ensure grading compatibility with the adjacent properties. In addition, the owner will be required to submit the applicable lot grading and municipal services protection deposits.

2. Servicing

All costs incurred in providing any service laterals will be the responsibility of the owner. The owner will also be responsible for all costs incurred for the required road reinstatement (if required). If the service connections are to be installed by a private contractor retained by the owner, issuance of an open cut permit will be subject to the owner depositing adequate securities with the City to guarantee proper road reinstatement.

3. Access

We advise the applicant that all costs incurred in providing any new driveway entrance(s) to the subject lands or any modifications/reinstatement required, would be at cost to the owner. We are also noting that should any utilities need to be relocated, all costs incurred will also be to the owner.

The applicant is advised that the Lakeshore Connecting Communities Transportation Master Plan has been endorsed by Council which sets out a long-term vision for transit and corridor improvements along Lakeshore Road. Further information can be found at: <http://www.mississauga.ca/portal/residents/lakeshore-connecting-communities>

4. Storm Sewer Outlet

The applicant is advised that there is no storm sewer system available in front of the proposed lot on Strathy Avenue. In this regard, we advise that all dwellings to be constructed on the subject lands will require a sump pump to discharge the weeping tile to grade. It is the full responsibility of the applicant to advise any prospective purchasers of the properties of this requirement.

5. CVC Approval

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

This site is situated within the Credit Valley Conservation regulated area. The applicant is therefore asked to contact the CVC for approvals.

We are noting that any Transportation and Works Department concerns/requirements for the Minor Variance application will be addressed under Consent Application 'B' 3 & 4/21.

Comments Prepared by: John Salvino, Development Engineering Technologist

Parks, Forestry & Environment

The Park Planning Section of the Community Services Department has reviewed the consent application and advises as follows.

Should the application be approved, Community Services wishes to impose the following conditions:

1. The applicant shall provide a cash contribution of \$1,821.36 for planting of three (3) street trees on Strathy Avenue and Lakeshore Road East. This figure is subject to the most recent Fees and Charges By-law at the time of payment and is therefore subject to change.

In addition, Community Services notes the following:

1. Payment for street tree fees and charges can be made at the Parks and Forestry customer service counter located at 950 Burnhamthorpe Road West in the form of a certified cheque, bank draft, or money order payable to the City of Mississauga. Please contact Jim Greenfield regarding the Covid-19 interim payment 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.

Comments Prepared by: Jim Greenfield, Park Planner

Decision of the Mississauga Committee of Adjustment under
Section 45(1) OR (2) of The Planning Act R.S.O. 1990, c.P.13, as amended.
Application for the property located at **1015 Strathy Avenue**.
Date of Hearing on Thursday January 28, 2021
Date Decision Signed by the Committee February 4, 2021

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:01p.m.

APPLICATION DETAILS

A minor variance is requested for the Severed Lands of application B3/21 (Parcel A) to allow the construction of a new house proposing:

1. A lot frontage of 8.50m (approx. 27.89ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m (approx. 49.21ft) in this instance;
2. A lot area of 282.40sq.m (approx. 3,039.73sq.ft) whereas By-law 0225-2007, as amended, requires a minimum lot area of 550.00sq.m (approx. 5,920.15sq.ft) in this instance;
3. A lot coverage of 39.9% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.0% of the lot area in this instance;
4. A northerly side yard of 1.24m (approx. 4.07ft) measured to the second and third stories whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.81m (approx. 5.94ft) to the second storey and 2.42m (approx. 7.94ft) to the third storey in this instance;
5. A southerly side yard of 0.63m (approx. 2.07ft) measured to the first, second and third stories whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m (approx. 3.94ft) to the first storey, 1.81m (approx. 5.94ft) to the second storey and 2.42m (approx. 7.94ft) to the third storey in this instance;
6. A front yard of 4.28m (approx. 14.04ft) measured to the front porch and stairs whereas By-law 0225-2007, as amended, requires a minimum front yard of 7.50m (approx. 24.61ft) measured to the front porch and stairs in this instance;
7. A front yard of 6.00m (approx. 19.69ft) whereas By-law 0225-2007, as amended, requires a minimum front yard of 7.50m (approx. 24.61ft) in this instance; and
8. A front yard of 6.00m (approx. 19.69ft) measured to the garage whereas By-law 0225-2007, as amended, requires a minimum front yard of 7.50m (approx. 24.61ft) measured to the garage 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 January 20, 2021)
- City of Mississauga, Transportation and Works Department (dated January 20, 2021)
- City of Mississauga, Community Services Department, Park Planning (dated January 20, 2021)

- City of Mississauga, Community Services Department, Heritage Planning (dated January 20, 2021)
- Region of Peel (dated January 20, 2021)

CORRESPONDENCE & DISCUSSION

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.

DECISION

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

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

MOVED BY: J. Page CARRIED

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITIONS:

To allow the construction of a new house proposing:

1. A lot frontage of 8.50m whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m in this instance;
2. A lot area of 282.40sq.m whereas By-law 0225-2007, as amended, requires a minimum lot area of 550.00sq.m in this instance;
3. A lot coverage of 39.9% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.0% of the lot area in this instance;
4. A northerly side yard of 1.24m measured to the second and third stories whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.81m to the second storey and 2.42m to the third storey in this instance;
5. A southerly side yard of 0.63m measured to the first, second and third stories whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m to the first storey, 1.81m to the second storey and 2.42m to the third storey in this instance;
6. A front yard of 4.28m measured to the front porch and stairs whereas By-law 0225-2007, as amended, requires a minimum front yard of 7.50m measured to the front porch and stairs in this instance;
7. A front yard of 6.00m whereas By-law 0225-2007, as amended, requires a minimum front yard of 7.50m in this instance; and
8. A front yard of 6.00m measured to the garage whereas By-law 0225-2007, as amended, requires a minimum front yard of 7.50m measured to the garage 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 A12/21 & A13/21 shall lapse if the consent application under file B3/21 & B4/21 are not finalized within the time prescribed by legislation.

Committee Decision dated at the City of Mississauga on February 4, 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	

I certify this is copy of the decision of the Committee's decision given on February 4, 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 24, 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 **1015 Strathy Avenue**.
Date of Hearing on Thursday January 28, 2021
Date Decision Signed by the Committee February 4, 2021

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:01p.m.

APPLICATION DETAILS

A minor variance is requested for the Retained Lands of application B3/21 (Parcel B) to allow the construction of a new house proposing:

1. A lot frontage of 8.50m (approx. 27.89ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m (approx. 49.21ft) in this instance;
2. A lot area of 282.60sq.m (approx. 3,041.88sq.ft) whereas By-law 0225-2007, as amended, requires a minimum lot area of 550.00sq.m (approx. 5,920.15sq.ft) in this instance;
3. A lot coverage of 39.9% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.0% of the lot area in this instance;
4. A northerly side yard of 0.62m (approx. 2.03ft) measured to the second and third stories whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.81m (approx. 5.94ft) to the second storey and 2.42m (approx. 7.94ft) to the third storey in this instance;
5. A southerly side yard of 1.22m (approx. 4.00ft) measured to the first, second and third stories whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m (approx. 3.94ft) to the first storey, 1.81m (approx. 5.94ft) to the second storey and 2.42m (approx. 7.94ft) to the third storey in this instance;
6. A front yard of 3.60m (approx. 11.81ft) measured to the front porch and stairs whereas By-law 0225-2007, as amended, requires a minimum front yard of 7.50m (approx. 24.61ft) measured to the front porch and stairs in this instance;
7. A front yard of 6.00m (approx. 19.69ft) whereas By-law 0225-2007, as amended, requires a minimum front yard of 7.50m (approx. 24.61ft) in this instance; and
8. A front yard of 6.00m (approx. 19.69ft) measured to the garage whereas By-law 0225-2007, as amended, requires a minimum front yard of 7.50m (approx. 24.61ft) measured to the garage 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 January 20, 2021)
- City of Mississauga, Transportation and Works Department (dated January 20, 2021)
- City of Mississauga, Community Services Department, Park Planning (dated January 20, 2021)

- City of Mississauga, Community Services Department, Heritage Planning (dated January 20, 2021)
- Region of Peel (dated January 20, 2021)

CORRESPONDENCE & DISCUSSION

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.

DECISION

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

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

MOVED BY: J. Page CARRIED

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITIONS:

A minor variance is requested for the Retained Lands of application B3/21 (Parcel B) to allow the construction of a new house proposing:

1. A lot frontage of 8.50m whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m in this instance;
2. A lot area of 282.60sq.m whereas By-law 0225-2007, as amended, requires a minimum lot area of 550.00sq.m in this instance;
3. A lot coverage of 39.9% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.0% of the lot area in this instance;
4. A northerly side yard of 0.62m measured to the second and third stories whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.81m to the second storey and 2.42m to the third storey in this instance;
5. A southerly side yard of 1.22m measured to the first, second and third stories whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m to the first storey, 1.81m to the second storey and 2.42m to the third storey in this instance;
6. A front yard of 3.60m measured to the front porch and stairs whereas By-law 0225-2007, as amended, requires a minimum front yard of 7.50m measured to the front porch and stairs in this instance;
7. A front yard of 6.00m whereas By-law 0225-2007, as amended, requires a minimum front yard of 7.50m in this instance; and
8. A front yard of 6.00m measured to the garage whereas By-law 0225-2007, as amended, requires a minimum front yard of 7.50m measured to the garage 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 A12/21 & A13/21 shall lapse if the consent application under file B3/21 & B4/21 are not finalized within the time prescribed by legislation.

Committee Decision dated at the City of Mississauga on February 4, 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	

I certify this is copy of the decision of the Committee's decision given on February 4, 2021

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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please call 905-615-3200 ext. 2408
or email

Committee.Adjustment@mississauga.ca

A copy of Section 45 of the Planning Act, as amended, is attached.

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **February 24, 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 53 of The Planning Act R.S.O. 1990, C.P.13, as amended.
Application for the property located at **16 Maple Avenue North**.
Date of Hearing on Thursday January 28, 2021
Date Decision Signed by the Committee February 4, 2021

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:20p.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 5.90m (19.36ft) and an area of approximately 269.2sq.m (2,897.6sq.ft).

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 January 20 2021)
- City of Mississauga, Transportation and Works Department (dated January 20, 2021)
- City of Mississauga, Community Services Department, Park Planning (dated January 13, 2021)
- City of Mississauga, Community Services Department, Heritage Planning (dated January 13, 2021)
- Region of Peel (dated January 20, 2021)
- Bell Canada, Right-of-Way (dated January 20, 2021)
- Credit Valley Conservation (dated January 20, 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.

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: D. Cook 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 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.

Committee Decision dated at the City of Mississauga on February 4, 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	

I certify this is copy of the decision of the Committee's decision given on February 4, 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 53 of the Planning Act, as amended, is attached.

Date of Mailing: February 5, 2021

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 25, 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 February 5, 2022

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

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 A20/21 & A21/21.
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 January 20, 2021.
5. A letter shall be received from the City of Mississauga, Community Services Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated January 20, 2021.

Transportation and Works Comments

This Department has reviewed the request to create new parcels of land for residential purposes fronting onto Strathy. Should Committee see merit in the applicant's request we are providing the following conditions/requirements for Committee's consideration:

A. Items Required Prior to the Issuance of Final Consent

1. Overall Grading and Drainage Plan

The applicant's consulting engineer will be required to prepare an Overall Grading and Drainage Plan which contains sufficient details to ensure grading compatibility with the adjacent lands and submit the grading and drainage proposal to this department for review/approval.

2. Municipal Address Requirement

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

For further information regarding the above noted comments, please contact John Salvino at (905) 615-3200 ext. 5183 or john.salvino@mississauga.ca

B. GENERAL INFORMATION

1. Lot Grading and Drainage

We advise the applicant that issuance of any building permits for the new dwelling(s) will be subject to the owner submitting a certified lot grading and drainage plan to this Department for review/approval. The grading and drainage plan is to contain sufficient detail to ensure grading compatibility with the adjacent properties. In addition, the owner will be required to submit the applicable lot grading and municipal services protection deposits.

2. Servicing

All costs incurred in providing any service laterals will be the responsibility of the owner. The owner will also be responsible for all costs incurred for the required road reinstatement (if required). If the service connections are to be installed by a private contractor retained by the owner, issuance of an open cut permit will be subject to the owner depositing adequate securities with the City to guarantee proper road reinstatement.

3. Access

We advise the applicant that all costs incurred in providing any new driveway entrance(s) to the subject lands or any modifications/reinstatement required, would be at cost to the owner. We are also noting that should any

utilities need to be relocated, all costs incurred will also be to the owner. The applicant is advised that the Lakeshore Connecting Communities Transportation Master Plan has been endorsed by Council which sets out a long-term vision for transit and corridor improvements along Lakeshore Road. Further information can be found at:

<http://www.mississauga.ca/portal/residents/lakeshore-connecting-communities>

4. Storm Sewer Outlet

We advise that there is an existing 525mm dia. storm sewer located on Maple Avenue North. Please note that a rear lot catch basin may be required to control site drainage at the rear of the property. Where existing sewer capacity exists, applicants are encouraged to design the basement elevation to be at least 1.0 meter above the elevation of the on-street storm sewer obvert to eliminate the need for a sump pump. In situations where a sump pump is required and where a high groundwater table may exist, the sump pump may run continuously. The applicants are encouraged to design the weeping tile elevation to be at least 1.0 meter above the seasonal groundwater elevation. The owner is advised that the City has no obligations to address any concerns related to the operation of private sump pump systems.

We are noting that any Transportation and Works Department concerns/requirements for the Minor Variance applications will be addressed under Consent Application 'B' 5/21.

Comments Prepared by: John Salvino, Development Engineering Technologist

Parks, Forestry & Environment

The Park Planning Section of the Community Services Department has reviewed the consent application and advises as follows:

1. The applicant shall provide a cash contribution of \$607.12 for planting of one (1) street tree on Maple Avenue North. This figure is subject to the most recent Fees and Charges By-law at the time of payment and is therefore subject to change.

In addition, Community Services notes the following:

1. Payment for street tree fees and charges can be made at the Parks and Forestry customer service counter located at 950 Burnhamthorpe Road West in the form of a certified cheque, bank draft, or money order payable to the City of Mississauga. Please contact Jim Greenfield regarding the Covid-19 interim payment 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.

Comments Prepared by: Jim Greenfield, Park Planner

Decision of the Mississauga Committee of Adjustment under
Section 45(1) OR (2) of The Planning Act R.S.O. 1990, c.P.13, as amended.
Application for the property located at **16 Maple Avenue North**.
Date of Hearing on Thursday January 28, 2021
Date Decision Signed by the Committee February 4, 2021

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:20p.m.

APPLICATION DETAILS

A minor variance is requested for the Severed Lands (A20/21) proposing a lot frontage of 5.90m (approx. 19.36ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 6.80m (approx. 22.31ft) 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 January 20 2021)
- City of Mississauga, Transportation and Works Department (dated January 20, 2021)
- City of Mississauga, Community Services Department, Park Planning (dated January 13, 2021)
- City of Mississauga, Community Services Department, Heritage Planning (dated January 13, 2021)
- Region of Peel (dated January 20, 2021)
- Bell Canada, Right-of-Way (dated January 20, 2021)
- Credit Valley Conservation (dated January 20, 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: J. Page CARRIED

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.

Committee Decision dated at the City of Mississauga on February 4, 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	

I certify this is copy of the decision of the Committee's decision given on February 4, 2021

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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please call 905-615-3200 ext. 2408
or email

Committee.Adjustment@mississauga.ca

A copy of Section 45 of the Planning Act, as amended, is attached.

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **February 24, 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 **16 Maple Avenue North**.
Date of Hearing on Thursday January 28, 2021
Date Decision Signed by the Committee February 4, 2021

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:20p.m.

APPLICATION DETAILS

A minor variance is requested for the Retained Lands (A21/21) proposing a lot frontage of 5.90m (approx. 19.36ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 6.80m (approx. 22.31ft) 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 January 20 2021)
- City of Mississauga, Transportation and Works Department (dated January 20, 2021)
- City of Mississauga, Community Services Department, Park Planning (dated January 13, 2021)
- City of Mississauga, Community Services Department, Heritage Planning (dated January 13, 2021)
- Region of Peel (dated January 20, 2021)
- Bell Canada, Right-of-Way (dated January 20, 2021)
- Credit Valley Conservation (dated January 20, 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: J. Page CARRIED

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.

Committee Decision dated at the City of Mississauga on February 4, 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	

I certify this is copy of the decision of the Committee's decision given on February 4, 2021

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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or email

Committee.Adjustment@mississauga.ca

A copy of Section 45 of the Planning Act, as amended, is attached.

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **February 24, 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 53 of The Planning Act R.S.O. 1990, C.P.13, as amended.
Application for the property located at **759 Winston Churchill Boulevard**.
Date of Hearing on Thursday January 28, 2021
Date Decision Signed by the Committee February 4, 2021

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

No Member declared a pecuniary interest for this application.

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

APPLICATION DETAILS

The applicant request the approval of the Committee 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 (274.51ft) and an area of approximately 56,777 (611,142.54sq.ft).

M Zuccaro, 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 20 2021)
- City of Mississauga, Transportation and Works Department (dated January 20, 2021)
- City of Mississauga, Community Services Department, Park Planning (dated January 13, 2021)
- City of Mississauga, Community Services Department, Heritage Planning (dated January 13, 2021)
- Region of Peel (dated January 20, 2021)
- Bell Canada, Right-of-Way (dated January 20, 2021)
- Credit Valley Conservation (dated January 20, 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.

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 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.

Committee Decision dated at the City of Mississauga on February 4, 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	

I certify this is copy of the decision of the Committee's decision given on February 4, 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 53 of the Planning Act, as amended, is attached.

Date of Mailing: February 5, 2021

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 25, 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 February 5, 2022

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 January 20, 2021.
5. A letter shall be received from the City of Mississauga, Community Services Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated January 20, 2021.
6. A letter shall be received from the Region of Peel, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated January 20, 2021.

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

Transportation and Works Comments

We note for Committee's information that this parcel of land has previously been the subject of a Draft Plan of Subdivision, File number T-15001 where the applicant at that time was proposing multiple lots and secondary road network. Through T-15001, the applicant was required to dedicate/construct that portion of Orr Road to extend westerly through to intersect with Winston Churchill Boulevard. Through a more recent Site Plan application SP-20/105, the current applicant is now proposing two industrial blocks, one each north and south of the Orr Road extension. The dedication and construction of Orr Road and Municipal services is required in order for the Site Plan application to proceed. We also note that the Orr Road immediately to the east of the subject property has been renamed as the extension of Hazelhurst Drive in 2017. Any future reference to Orr Road with this application should reflect Hazelhurst Drive on any subsequent documentation and plans.

Should Committee see merit in the applicant's request we are providing the following conditions/requirements for committee's consideration:

A. Items Required Prior to the Issuance of Final Consent

1. Consent Agreement

The applicant/owner shall enter into an agreement with the City pursuant to Subsection 51(26) of the Planning Act, to be registered on title, that will require the conveyance of the future public road, having a width of approximately 24 metres including any required 0.3m reserves and sight triangles, from the existing terminus of Hazelhurst Road (formerly Orr Road) through to intersect with Winston Churchill Boulevard. The agreement will provide confirmation that the Owner is required to design, secure and construct the future public road, with details and City-approved plans to be included in the Site Plan Agreement under File SP- 20/105 W2. We note that the existing terminus of Hazelhurst Road (formerly Orr Road) shall also be removed/reinstated as part of the Site Plan Agreement. To finalize the infrastructure schedules of the Site Plan Agreement, a detailed engineering submission process will required to be undertaken for the design and securing the construction of the Hazelhurst Drive extension (formerly Orr Road).

2. Land Dedication for the Extension of Hazelhurst Road and Sight Triangles

The applicant is to gratuitously dedicate to the City of Mississauga a right-of-way having a width of approximately 24 metres and any required 0.3m reserves and required sight triangles towards the extension of a public roadway to be known as 'Hazelhurst Road' to Winston Churchill Boulevard. The proposed right of way lands are to be gratuitously dedicated and shall be free and clear of any liens or encumbrances. The conveyance will not be a strata conveyance.

The dimensions related to right-of-way width and sight triangles are to be verified by the City's O.L.S., Al Jeraj at 905-615-3200 ext. 5789.

The applicant's surveyor is to prepare and submit two draft reference plans (detailing the required lands) to this section for review and approval. Following this approval, the applicant's surveyor should

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

deposit the accepted draft reference plan and forward a copy of the registered plan to the City's Legal Services Section to finalize the process. This condition will be cleared upon receipt of confirmation from Legal Services identifying that the transfer has taken place and associated fees have been paid.

Should the applicant require more information with regards to the above, please contact Ryan Au from our Traffic Section at 905 615-3200 ext. 3713 or ryan.au@mississauga.ca.

3. Clearview Creek & Hazard Lands Dedication

For the severed lands, the majority of those lands are within the floodplain of Clearview Creek and hazard land. Also, the severed land will have the proposed quality pond for the retained lands. A private easement may be required if it will be under another ownership or is required due to the physical separation due to the road dedication. For the lands south of the proposed Hazelhurst Road (formerly Orr Road) and west of the proposed water quality pond, the applicant will be required to gratuitously dedicate the lands below the top of bank of the Clearview Creek lands, including hazard lands.

For further information regarding the above noted comments, please contact Ghazwan Yousif at (905) 615-3200 ext. 3526 or ghazwan.yousif@mississauga.ca

4. Required Easements

Upon the confirmation of any required easement(s), 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(s) to be established. It should also be noted that if the private easement pertains to the Transportation and Works Department, then 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. Should no additional easements be required, this condition would be deemed to be satisfied.

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.

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 and retained lands. For further information, please contact Susie Tasca at (905) 615-3200 ext. 3088 or susie.tasca@mississauga.ca

7. Phase One Environmental Site Assessment

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

A current Phase One Environmental Site Assessment (ESA) for lands to be dedicated to the City must be submitted to the Transportation and Works Department for review. The report should be prepared in accordance with O. Reg 153/04.

If the Phase One ESA indicates potential for contamination, a Phase Two Environmental Site Assessment will be required.

If contamination is confirmed, a Remedial Action Plan (RAP) that appropriately addresses the contamination will be required. Recommendations contained within the plan will be implemented by way of conditions to development approval.

If site remediation works are required, the satisfactory completion of site remediation works will be a condition of the approval. Any and all contaminated areas of the site identified in the report must be remediated in accordance with Ministry of the Environment, Conservation and Parks Standards. Upon completion of the remediation, a final clean-up report must be submitted to the Transportation and Works Department for review.

All reports must be prepared in accordance with O. Reg. 153/04 , signed and dated by a Qualified Person (as defined by section 5 and 6 under Ontario Regulation 153/04, as applicable) and be accompanied by a letter signed by the author of the reports or a Principal of the Consulting Firm, which allows the City of Mississauga to make reliance on the findings and conclusions presented in the reports. The wording of the reliance must meet the City's sole and unfettered satisfaction. The template is provided on the last page of the following document: <https://www.mississauga.ca/wp-content/uploads/2020/08/26144135/Section-5-Environmental-Requirements-1.pdf>

Please note that a Record of Site Condition (RSC) may be required if lands need to be remediated to meet the applicable MECP Standards. For any clarification or questions regarding this requirement please contact Valeriya Danylova at x5930 or valeriya.danylova@mississauga.ca .

For further information regarding the above noted comments, please contact John Salvino at (905) 615-3200 ext. 5183 or john.salvino@mississauga.ca

B. GENERAL INFORMATION

1. Lot Grading and Drainage

We advise the applicant that issuance of any building permits for the new dwelling(s) will be subject to the owner submitting a certified lot grading and drainage plan to this Department for review/approval. The grading and drainage plan is to contain sufficient detail to ensure grading compatibility with the adjacent properties. In addition, the owner will be required to submit the applicable lot grading and municipal services protection deposits.

2. Servicing

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

All costs incurred in providing any service laterals will be the responsibility of the owner. The owner will also be responsible for all costs incurred for the required road reinstatement (if required). If the service connections are to be installed by a private contractor retained by the owner, issuance of an open cut permit will be subject to the owner depositing adequate securities with the City to guarantee proper road reinstatement.

3. Access

We advise the applicant that all costs incurred in providing any new driveway entrance(s) to the subject lands or any modifications/reinstatement required, would be at cost to the owner. We are also noting that should any utilities need to be relocated, all costs incurred will also be to the owner.

4. Region Approval

Comments with regard to Winston Churchill Boulevard will be provided by the Region of Peel as this road falls under their jurisdiction.

5. CVC Approval

This proposed site is located within the limits of floodplain for Clearview Creek. The applicant is contact CVC for their approval.

6. Municipal Storm Sewer Works

We note that the storm sewer outlet for the subject property is the Clearview Creek. Through the Site Plan Agreement, infrastructure schedules will be required for the Hazelhurst Road (formerly Orr Road) municipal storm sewer and outlet to Clearview Creek. We further note that the Hazelhurst Road (formerly Orr Road) drainage should be separate from the private site drainage and is to be discharged and treated for water quality and quantity separately.

For further information regarding the above noted comments, please contact Ghazwan Yousif at (905) 615-3200 ext. 3526 or ghazwan.yousif@mississauga.ca

Comments Prepared by: John Salvino, Development Engineering Technologist

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

Parks, Forestry & Environment

The Park Planning Section of the Community Services Department has reviewed the consent application, and advises as follows:

1. All established hazard lands below the top-of-bank, long term stable slope, or natural features whichever is greater, including any associated vegetative buffer shall be gratuitously dedicated to the City as Greenlands (G1) for conservation purposes. The lands on 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 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 Clearview Creek and contribute to the protection and enhancement of the Natural Heritage System.

2. Given the subject lands has significant existing vegetation adjacent to Clearview 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.
3. 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
4. Submit a Draft Reference plan identifying the lands to be dedicated to the City.
5. Submit a Site Servicing plan that is to the satisfaction of the Community Services Department.
6. Submit a Grading plan that is to the satisfaction of the Community Services Department.
7. A 1.5 metre high, black vinyl chain-link fence shall be built to current municipal standards, along City Owned lot lines. The fencing is to be located 0.15 metres inside the lands to be dedicated to the City.

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

8. The applicant shall provide securities for the fencing in the amount of \$11,250.00, securities subject to change upon confirmation of the limits of dedication. The fencing will be erected and maintained to the satisfaction of the Community Services Department - Park Planning Section. Gates will not be permitted in the fence.
9. 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. Payment for street tree fees and charges can be made at the Parks and Forestry customer service counter located at 950 Burnhamthorpe Road West in the form of a certified cheque, bank draft, or money order payable to the City of Mississauga. Please contact Jim Greenfield regarding the Covid-19 interim payment process.
2. Tree preservation hoarding and securities may be required as part of the site plan control process.
3. 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.

Comments Prepared by: Jim Greenfield, Park Planner

Region of Peel Comments

Traffic Development: Catherine Barnes (905) 791-7800 x7569

The Region is in support of this process, however the Region requires a Draft Reference Plan to be submitted that illustrates the following:

- Property dedication of 20.75 metres;
- 0.3 metre reserve behind the property line and daylight triangles, lifted at any access points;
- 15 x 15 metre daylight triangles at the intersection of Winston Churchill Blvd & Orr Road on the North and South side;
- All dimensions to be shown, including centreline of Winston Churchill Blvd.

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

Condition: The Draft Reference Plan must be reviewed by the Region of Peel Traffic and Legal departments before it is deposited.

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

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

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

Comments Prepared by: Diana Guida, Junior Planner

Decision of the Mississauga Committee of Adjustment under
Section 53 of The Planning Act R.S.O. 1990, C.P.13, as amended.
Application for the property located at **1140 Haig Boulevard**.
Date of Hearing on Thursday January 28, 2021
Date Decision Signed by the Committee February 4, 2021

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

No Member declared a pecuniary interest for this application.

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

APPLICATION DETAILS

The applicants request 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 9.32m (30.58ft) and an area of approximately 517.46sq.m (5,569.89sq.ft).

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

BACKGROUND

On December 17, 2020, B. Oughtred, agent attended and requested to defer the application to submit revised plans.

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

- 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)

On November 26, 2020, B. Oughtred, agent, attended and requested to defer the application to receive staff comments.

The Committee consented to the request and deferred the application to the December 17th, 2020 hearing.

- City of Mississauga, Planning and Building Department (dated November 18, 2020)
- City of Mississauga, Transportation and Works Department (dated November 18, 2020)
- City of Mississauga, Community Services Department, Park Planning (dated November 18, 2020)
- Region of Peel (dated November 18, 2020)
- Credit Valley Conservation Authority Nov 18, 2020
- Bell Canada, Right-of-Way (dated November 18, 2020)
- One letter of objection received from an area resident

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated January 20 2021)
- City of Mississauga, Transportation and Works Department (dated January 20, 2021)
- City of Mississauga, Community Services Department, Park Planning (dated January 13, 2021)
- City of Mississauga, Community Services Department, Heritage Planning (dated January 13, 2021)
- Region of Peel (dated January 20, 2021)

CORRESPONDENCE & DISCUSSION

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.

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.

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

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

CONDITION:

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

Committee Decision dated at the City of Mississauga on February 4, 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	

I certify this is copy of the decision of the Committee's decision given on February 4, 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 53 of the Planning Act, as amended, is attached.

Date of Mailing: February 5, 2021

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 25, 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 February 5, 2022

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 A361/20 & A362/20.
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 January 20, 2021.
5. A letter shall be received from the City of Mississauga, Community Services Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated January 20, 2021.

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

Transportation and Works Comments

Should Committee see merit in the applicant's request we are providing the following conditions/requirements for Committee's consideration:

A. Items Required Prior to the Issuance of Final Consent

1. Land Dedication for Multi Modal Connection

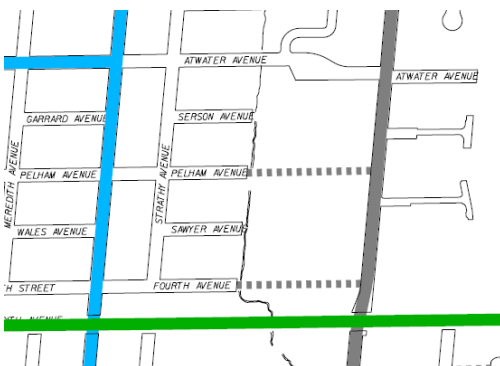
The applicant will be required to gratuitously dedicate a 3.00m along the southerly portion of the subject property for a future multi modal connection as identified in the Lakeview Secondary Plan. The dimensions related to right-of-way widths and required widening are to be verified by the City's O.L.S., Al Jeraj at 905-615-3200 ext. 5789. A multi-modal connection as noted in the plan may accommodate, where feasible, pedestrian and cycling routes and/or vehicular routes Section 9.2.2 (f) of the Lakeview Local Area Plan states:

"Improvements to the road network and active transportation routes that provide connectivity through Lakeview may be identified through a future Transportation Master Plan for the Lakeshore Road Corridor or through the development application process. Future multi-modal connections may accommodate, where feasible, pedestrian and cycling routes, and/or vehicular routes. Improved connections to the network may be considered at some locations, including but are not limited to the following:

f. Fourth Street to Haig Boulevard. "









Additionally, Map 2 of the Lakeview Secondary Plan highlights the potential future multi-modal connection from Fourth Street to Haig Boulevard.

Excerpts from Lakeview Secondary Plan - Map 2 below:



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

TRANSPORTATION LEGEND

	Provincial Highway and Interchange
	Arterial
	Major Collector
	Major Collector (Scenic Route)
	Minor Collector
	Future Multi-modal Connection
	Existing Commuter Rail
	Higher Order Transit Corridor

For further information, please contact Ryan Au, Traffic Planning Coordinator at (905) 615-3200 ext. 3713 or ryan.au@mississauga.ca

2. Overall Grading and Drainage Plan

The applicant's consulting engineer will be required to prepare an Overall Grading and Drainage Plan which contains sufficient details to ensure grading compatibility with the adjacent lands and submit the grading and drainage proposal to this department for review/approval.

3. Municipal Address Requirement

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

4. Notice of Floodplain Agreement

As the site is within the floodplain limits of Serson Creek, the owners will be required to enter into a Notice of Floodplain Agreement to save The City harmless from acts, actions, damages, or costs which may arise as a result of construction within the floodplain. For further information, please contact Lisa Nicoletta, Law Clerk, 905-615-3200 ext. 5413. The applicant is to pay the required Legal Services Section fee to initiate the process. Fees are to be paid in the form of a Certified Cheque in accordance with the current Fees and Charges By-Law. This condition will be cleared upon the passage of the by-law, receipt of proof of payment for the fee, and confirmation the agreement has been registered on title.

For further information, please contact Ghazwan Yousif, Storm Drainage Technologist at (905) 615-3200 ext. 3526 or ghazwan.yousif@mississauga.ca

5. Environmental Site Screening Questionnaire and Declaration (ESSQD)

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

As a land dedication for a multi-modal connection is being requested, an Environmental Site Screening Questionnaire and Declaration (ESSQD) must be filled out for the property, signed and dated by the owner, and witnessed by a commissioner of oaths and submitted to the Transportation and Works Department for review.

If the responses indicate "Yes" or "Unknown" for majority of questions, then based upon review by City staff, the applicant may be required to submit a Phase One Environmental Site Assessment (ESA) prepared by a Qualified Person, as defined under s. 5 and 6 of O. Reg. 153/04 (QP). If the Phase One ESA indicates potential for contamination, a Phase Two ESA will be required. If contamination is confirmed, a Remedial Action Plan (RAP) and remediation completion reports that appropriately addresses the contamination will be required. All reports must be prepared in accordance with O. Reg. 153/04, signed and dated by a Qualified Person (as defined by section 5 and 6 under Ontario Regulation 153/04, as applicable).

For further information regarding the above noted comments, please contact Valeriya Danylova at (905) 615-3200 ext. 5930 or valeriya.danylova@mississauga.ca

6. 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.

For further information regarding the above noted comments, please contact John Salvino at (905) 615-3200 ext. 5183 or john.salvino@mississauga.ca

B. GENERAL INFORMATION

1. Lot Grading and Drainage

We advise the applicant that issuance of any building permits for the new dwelling(s) will be subject to the owner submitting a certified lot grading and drainage plan to this Department for review/approval. The grading and drainage plan is to contain sufficient detail to ensure grading compatibility with the adjacent properties. In addition, the owner will be required to submit the applicable lot grading and municipal services protection deposits.

2. Servicing

All costs incurred in providing any service laterals will be the responsibility of the owner. The owner will also be responsible for all costs incurred for the required road reinstatement (if required). If the service connections are to be installed by a private contractor retained by the owner, issuance of an open cut permit will be subject to the owner depositing adequate securities with the City to guarantee proper road reinstatement.

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

3. Access

We advise the applicant that all costs incurred in providing any new driveway entrance(s) to the subject lands or any modifications/reinstatement required, would be at cost to the owner. We are also noting that should any utilities need to be relocated, all costs incurred will also be to the owner. Driveway accesses shall maintain a 1.5m setback from aboveground features such as utilities and trees. The applicant is advised that the Lakeshore Connecting Communities Transportation Master Plan has been endorsed by Council which sets out a long-term vision for transit and corridor improvements along Lakeshore Road. Further information can be found at:

<http://www.mississauga.ca/portal/residents/lakeshore-connecting-communities>

4. Storm Sewer Outlet

The storm sewer outlet for this property is the existing 600mm Dia. Storm sewer located on Haig Boulevard. Please note that a rear lot catch basin may be required. Where existing sewer capacity exists, applicants are encouraged to design the basement elevation to be at least 1.0 meter above the elevation of the on-street storm sewer obvert to eliminate the need for a sump pump. In situations where a sump pump is required and where a high groundwater table may exist, the sump pump may run continuously. The applicants are encouraged to design the weeping tile elevation to be at least 1.0 meter above the seasonal groundwater elevation. The owner is advised that the City has no obligations to address any concerns related to the operation of private sump pump systems.

5. CVC Approval

The applicant is advised that these lands are situated within the floodplain of Serson Creek. Therefore they are advised to consult with Credit Valley Conservation for their approval.

We are noting that any Transportation and Works Department concerns/requirements for this property will be addressed under Consent Application 'B' 56/20.

Comments Prepared by: John Salvino, Development Engineering Technologist

Parks, Forestry & Environment

The Park Planning Section of the Community Services Department has reviewed the consent application and advises as follows.

City of Mississauga Forestry Staff have attended the site and identified the following City owned trees within the municipal boulevard:

- 2 Choke Cherry Trees – Good Condition
- Japanese Lilac – Good Condition

Should the application be approved, Community Services wishes to impose the following conditions:

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

1. The applicant shall ensure that future driveways do not impact or require the removal of the above noted trees.
2. The applicant shall provide a cash contribution of \$607.12 for planting of one (1) street trees on Haig Boulevard. This figure is subject to the most recent Fees and Charges By-law at the time of payment and is therefore subject to change.
3. The applicant shall provide tree protection securities in the amount of \$2,040.00 for the preservation of municipal trees.

In addition, Community Services notes the following:

1. Payment for street tree fees and charges can be made at the Parks and Forestry customer service counter located at 950 Burnhamthorpe Road West in the form of a certified cheque, bank draft, or money order payable to the City of Mississauga. Please contact Jim Greenfield regarding the Covid-19 interim payment process.
2. The applicant shall provide frame tree hoarding at the dripline of the above noted tree prior to any construction to the satisfaction of City of Mississauga Forestry Staff. Please call Ryan Cormier at 905-615-3200 ext. 4580 to arrange a hoarding inspection.
3. 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.

Comments Prepared by: Jim Greenfield, Park Planner

Decision of the Mississauga Committee of Adjustment under
Section 45(1) OR (2) of The Planning Act R.S.O. 1990, c.P.13, as amended.
Application for the property located at **1140 Haig Boulevard**.
Date of Hearing on Thursday January 28, 2021
Date Decision Signed by the Committee February 4, 2021

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

No Member declared a pecuniary interest for this application.

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

APPLICATION DETAILS

A minor variance is requested for the Severed lands (file A361/20) proposing:

1. A lot frontage of 9.32m (approx. 30.58ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m (approx. 49.21ft) in this instance;
2. A lot Area of 517.46sq.m (approx. 5,569.89sq.ft) whereas By-law 0225-2007, as amended, requires a minimum lot area of 550sq.m (approx. 5,920.15sq.ft) in this instance;
3. A Southerly side yard of 0.61m (approx. 2.00ft) measured to the 1st and 2nd stories, and 1.32m (approx. 4.33ft) to the 3rd storey whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.2m (approx. 3.94ft) measured to the first storey, 1.81m (approx. 5.94ft) to the second storey, and 2.42m (approx. 7.94ft) to the third storey, in this instance;
4. A Northerly side yard of 1.0m (approx. 3.28ft) measured to the 1st storey garage, 1.23m (approx. 4.04ft) measured to the 2nd storey, and 1.94m (approx. 6.36ft) to the 3rd storey whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.2m (approx. 3.94ft) measured to the first storey, 1.81m (approx. 5.94ft) to the second storey, and 2.42m (approx. 7.94ft) 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 (approx. 19.68ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 7.5m (approx. 24.60ft) in this instance.

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

BACKGROUND

On December 17, 2020, B. Oughtred, agent attended and requested to defer the application to submit revised plans.

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

- 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)

On November 26, 2020, B. Oughtred, agent, attended and requested to defer the application to receive staff comments.

The Committee consented to the request and deferred the application to the December 17th, 2020 hearing.

- City of Mississauga, Planning and Building Department (dated November 18, 2020)
- City of Mississauga, Transportation and Works Department (dated November 18, 2020)
- City of Mississauga, Community Services Department, Park Planning (dated November 18, 2020)
- Region of Peel (dated November 18, 2020)
- Credit Valley Conservation Authority Nov 18, 2020
- Bell Canada, Right-of-Way (dated November 18, 2020)
- One letter of objection received from an area resident

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated January 20 2021)
- City of Mississauga, Transportation and Works Department (dated January 20, 2021)
- City of Mississauga, Community Services Department, Park Planning (dated January 13, 2021)
- City of Mississauga, Community Services Department, Heritage Planning (dated January 13, 2021)
- Region of Peel (dated January 20, 2021)

CORRESPONDENCE & DISCUSSION

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.

DECISION

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.

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:

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.

Committee Decision dated at the City of Mississauga on February 4, 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	

I certify this is copy of the decision of the Committee's decision given on February 4, 2021

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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or email

Committee.Adjustment@mississauga.ca

A copy of Section 45 of the Planning Act, as amended, is attached.

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **February 24, 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 **1140 Haig Boulevard**.
Date of Hearing on Thursday January 28, 2021
Date Decision Signed by the Committee February 4, 2021

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

No Member declared a pecuniary interest for this application.

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

APPLICATION DETAILS

A minor variance is requested for the Retained lands (file A362/20) proposing:

1. A lot frontage of 9.32m (approx. 30.58ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m (approx. 49.21ft) in this instance;
2. A lot Area of 517.46sq.m (approx. 5,569.89sq.ft) whereas By-law 0225-2007, as amended, requires a minimum lot area of 550sq.m (approx. 5,920.15sq.ft) in this instance;
3. A Northerly side yard of 0.61m (approx. 2.00ft) measured to the 1st and 2nd stories, and 1.32m (approx. 4.33ft) to the 3rd storey whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.2m (approx. 3.94ft) measured to the first storey, 1.81m (approx. 5.94ft) to the second storey, and 2.42m (approx. 7.94ft) to the third storey, in this instance;
4. A Southerly side yard of 1.0m (approx. 3.28ft) measured to the 1st storey garage, 1.23m (approx. 4.04ft) measured to the 2nd storey, and 1.94m (approx. 6.36ft) to the 3rd storey whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.2m (approx. 3.94ft) measured to the first storey, 1.81m (approx. 5.94ft) to the second storey, and 2.42m (approx. 7.94ft) 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 (approx. 19.65ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 7.5m (approx. 24.60ft) in this instance.

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

BACKGROUND

On December 17, 2020, B. Oughtred, agent attended and requested to defer the application to submit revised plans.

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

- 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)

On November 26, 2020, B. Oughtred, agent, attended and requested to defer the application to receive staff comments.

The Committee consented to the request and deferred the application to the December 17th, 2020 hearing.

- City of Mississauga, Planning and Building Department (dated November 18, 2020)
- City of Mississauga, Transportation and Works Department (dated November 18, 2020)
- City of Mississauga, Community Services Department, Park Planning (dated November 18, 2020)
- Region of Peel (dated November 18, 2020)
- Credit Valley Conservation Authority Nov 18, 2020
- Bell Canada, Right-of-Way (dated November 18, 2020)
- One letter of objection received from an area resident

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated January 20 2021)
- City of Mississauga, Transportation and Works Department (dated January 20, 2021)
- City of Mississauga, Community Services Department, Park Planning (dated January 13, 2021)
- City of Mississauga, Community Services Department, Heritage Planning (dated January 13, 2021)
- Region of Peel (dated January 20, 2021)

CORRESPONDENCE & DISCUSSION

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.

DECISION

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.

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:

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.

Committee Decision dated at the City of Mississauga on February 4, 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	

I certify this is copy of the decision of the Committee's decision given on February 4, 2021

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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or email

Committee.Adjustment@mississauga.ca

A copy of Section 45 of the Planning Act, as amended, is attached.

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **February 24, 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 **3820 Janice Drive**.
Date of Hearing on Thursday January 28, 2021
Date Decision Signed by the Committee February 4, 2021

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:33p.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 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 (approx. 18.90ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard of 7.50m (approx. 24.60ft) in this instance.

R. Heeralall, 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 20, 2021)
- City of Mississauga, Transportation and Works Department (dated January 20, 2021)
- City of Mississauga, Community Services Department, Culture Division (dated January 20, 2021)
- Region of Peel (dated January 20, 2021)

CORRESPONDENCE & DISCUSSION

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

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

DECISION

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

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

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

MOVED BY: D. George CARRIED

The Decision of the Committee is:

APPLICATION APPROVED AS AMENDED:

To allow 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.

Committee Decision dated at the City of Mississauga on February 4, 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	

I certify this is copy of the decision of the Committee's decision given on February 4, 2021

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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or email

Committee.Adjustment@mississauga.ca

A copy of Section 45 of the Planning Act, as amended, is attached.

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **February 24, 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 **420 Traders Boulevard East**.
Date of Hearing on Thursday January 28, 2021
Date Decision Signed by the Committee February 4, 2021

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:41p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance 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.

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

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated January 20, 2021)
- City of Mississauga, Transportation and Works Department (dated January 20, 2021)
- City of Mississauga, Community Services Department, Culture Division (dated January 20, 2021)
- City of Mississauga, Community Services Department, Park Planning (dated January 20, 2021)
- Region of Peel (dated January 20, 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 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.

Committee Decision dated at the City of Mississauga on February 4, 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	

I certify this is copy of the decision of the Committee's decision given on February 4, 2021

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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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 24, 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 **96 Cumberland Drive**.
Date of Hearing on Thursday January 28, 2021
Date Decision Signed by the Committee February 4, 2021

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:45p.m.

APPLICATION DETAILS

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

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 January 20, 2021)
- City of Mississauga, Transportation and Works Department (dated January 20, 2021)
- City of Mississauga, Community Services Department, Culture Division (dated January 20, 2021)
- Region of Peel (dated January 20, 2021)
- Credit Valley Region Conservation (dated January 20, 2021)

CORRESPONDENCE & DISCUSSION

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.

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

MOVED BY: D. George CARRIED

The Decision of the Committee is:

APPLICATION APPROVED SUBJECT TO 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.

Committee Decision dated at the City of Mississauga on February 4, 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	

I certify this is copy of the decision of the Committee's decision given on February 4, 2021

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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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 24, 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 **7030 Lessard Lane**.
Date of Hearing on Thursday January 28, 2021
Date Decision Signed by the Committee February 4, 2021

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:58p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to permit a shed proposing a setback measured from an accessory structure to the property line of 0.29m (approx. 0.95ft) whereas By-law 0225-2007, as amended, requires a minimum setback measured from an accessory structure to the property line of 0.61m (approx. 2.00ft) in this instance.

P. Fritze, 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 20, 2021)
- City of Mississauga, Transportation and Works Department (dated January 20, 2021)
- City of Mississauga, Community Services Department, Culture Division (dated January 20, 2021)
- Region of Peel (dated January 20, 2021)

CORRESPONDENCE & DISCUSSION

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.

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

MOVED BY: D. Cook CARRIED

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.

Committee Decision dated at the City of Mississauga on February 4, 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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"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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or email

Committee.Adjustment@mississauga.ca

A copy of Section 45 of the Planning Act, as amended, is attached.

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **February 24, 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 **526 Avonwood Drive**.
Date of Hearing on Thursday January 28, 2021
Date Decision Signed by the Committee February 4, 2021

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

No Member declared a pecuniary interest for this application.

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

APPLICATION DETAILS

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

1. A northerly side yard of 1.20m (approx. 3.93ft) whereas By-law 0225-2007, as amended, requires a minimum northerly side yard of 2.41m (approx. 7.91ft) in this instance;
2. A southerly side yard of 2.30m (approx. 7.55ft) whereas By-law 0225-2007, as amended, requires a minimum southerly side yard of 2.41m (approx. 7.91ft) in this instance;
3. A combined width of side yards of 4.10m (approx. 13.45ft) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 5.95m (approx. 19.52ft) in this instance;
4. A building height measured to the highest ridge of 9.61m (approx. 31.53ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured to the highest ridge of 9.50m (approx. 31.16ft) in this instance;
5. A building height measured to the underside of the soffit of 7.23m (approx. 23.72ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured to the underside of the soffit of 6.40m (approx. 20.99ft) in this instance.

M. Kowalczyk, 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 20, 2021)
- City of Mississauga, Transportation and Works Department (dated January 20, 2021)
- City of Mississauga, Community Services Department, Culture Division (dated January 20, 2021)
- Region of Peel (dated January 20, 2021)

CORRESPONDENCE & DISCUSSION

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.

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 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.

Committee Decision dated at the City of Mississauga on February 4, 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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"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 24, 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 **59 Lakeshore Road East**.
Date of Hearing on Thursday January 28, 2021
Date Decision Signed by the Committee February 4, 2021

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:11p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow a take-out restaurant proposing:

1. 4 parking spaces on site 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 (approx. 1079.36sq.ft) whereas By-law 0225-2007, as amended, requires 6 spaces/100sq.m (approx. 1079.36sq.ft) in this instance.

M. Chauhan, 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 20, 2021)
- City of Mississauga, Transportation and Works Department (dated January 20, 2021)
- City of Mississauga, Community Services Department, Culture Division (dated January 20, 2021)
- Region of Peel (dated January 20, 2021)

CORRESPONDENCE & DISCUSSION

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

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

DECISION

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

Committee has taken into consideration 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 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.

Committee Decision dated at the City of Mississauga on February 4, 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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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 24, 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 **2265 Gordon Drive**.
Date of Hearing on Thursday January 28, 2021
Date Decision Signed by the Committee February 4, 2021

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:15p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance 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 (approx. 71.1ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 30.00m (approx. 98.43ft) in this instance;
3. A side yard of 2.20m (approx. 7.22ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 4.20m (approx. 13.78ft) in this instance; and
4. A window well measured to a side yard lot line of 1.49m (approx. 4.89) whereas By-law 0225-2007, as amended, requires a window well measured to a side yard lot line of 3.59m (approx. 11.78ft) in this instance.

J. Huether, 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 20, 2021)
- City of Mississauga, Transportation and Works Department (dated January 20, 2021)
- City of Mississauga, Community Services Department, Culture Division (dated January 20, 2021)
- Region of Peel (dated January 20, 2021)
- Credit Valley Region Conservation (dated January 20, 2021)

CORRESPONDENCE & DISCUSSION

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.

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 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.

Committee Decision dated at the City of Mississauga on February 4, 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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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 24, 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 **31 Front Street North**.
Date of Hearing on Thursday January 28, 2021
Date Decision Signed by the Committee February 4, 2021

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:19p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance 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.

A. Skeoch, 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 20, 2021)
- City of Mississauga, Transportation and Works Department (dated January 20, 2021)
- City of Mississauga, Community Services Department, Culture Division (dated January 20, 2021)
- City of Mississauga, Community Services Department, Park Planning (dated January 20, 2021)
- Region of Peel (dated January 20, 2021)
- Credit Valley Region Conservation (dated January 20, 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. Cook CARRIED

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.

Committee Decision dated at the City of Mississauga on February 4, 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.