

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 **4280 Greybrook Crescent**.
Date of Hearing on Thursday July 9, 2020
Date Decision Signed by the Committee July 16, 2020

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

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:46p.m.

APPLICATION DETAILS

The applicants request the Committee to approve a minor variance to allow the existing rear deck to remain proposing:

1. A lot coverage of 43% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35% of the lot area in this instance; and
2. A side yard setback measured to the stairs of 0.76m whereas By-law 0225-2007, as amended, requires a minimum side yard setback measured to the stairs of 1.20m in this instance.

M. Marino, agent, attended and presented evidence and comment in support of the application.

BACKGROUND

On March 5, 2020, M. Marino, agent, attended and presented evidence and comment in support of the application. He indicated that an extra variance had been identified regarding the setback to the stairs and requested the Committee to add the variance. Committee discussed whether it was appropriate to add the stair setback variance to the application without further notice to the public.

The Committee indicated that they believed a deferral was appropriate in order to provide notice of the additional variance to the public and deferred the application to the July 9th, 2020 hearing.

Comments were received and entered into evidence from the following:

- City of Mississauga, Planning and Building Department (dated February 26, 2020)
- City of Mississauga, Transportation and Works Department (dated February 26, 2020)
- City of Mississauga, Community Services Department, Park Planning (dated February 26, 2020)
- Region of Peel (dated February 26, 2020)
- Toronto Region Conservation (dated February 26, 2020)
- A letter of support was received from one area resident.
- A letter of objection was received from one area resident.
- A petition of support was received through the agent signed by 25 area residents.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated June 30, 2020)
- City of Mississauga, Transportation and Works Department (dated June 30, 2020)
- Toronto and Region Conservation Authority (dated June 30, 2020)

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

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

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

MOVED BY: D. George CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

To allow the existing rear deck to remain proposing:

1. A lot coverage of 43% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35% of the lot area in this instance; and
2. A side yard setback measured to the stairs of 0.76m whereas By-law 0225-2007, as amended, requires a minimum side yard setback measured to the stairs of 1.20m in this instance.

Committee Decision dated at the City of Mississauga on July 16, 2020.

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

I certify this is copy of the decision of the Committee's decision given on July 16, 2020

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

For a signed copy of this document
please call 905-615-3200 ext. 2408

or
email Committee.Adjustment@mississauga.ca

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

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before **August 5, 2020**

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.