

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 **1533 BLANEFIELD ROAD**.
Date of Hearing on Thursday July 14, 2020
Date Decision Signed by the Committee July 21, 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 1:21p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the construction of an accessory structure (garage) and widened driveway on the subject property proposing:

1. An accessory structure building height measured to the highest ridge of 5.13m (approx. 16.83ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured to the highest ridge of 4.60m (approx. 15.10ft) in this instance;
2. An accessory structure building height measured to the soffit/eave of 3.85m (approx. 12.63ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured to the soffit/eave of 3.00m (approx. 9.84ft) in this instance;
3. A setback measured to a lot line of 0.00m (approx. 0.00ft) whereas By-law 0225-2007, as amended, requires a minimum setback measured to a lot line of 0.60m (approx. 1.97ft) in this instance; and
4. A driveway width of 8.10m (approx. 31.43ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.69ft) in this instance.

J. Wallace, 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 July 8, 2020)
- City of Mississauga, Transportation and Works Department (dated July 8, 2020)
- Region of Peel (dated July 8, 2020)

CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Three letters of objection were received from area residents

Committee asked questions of the agent who appeared before the Committee regarding the function of the proposed garage. The agent indicated the lift was solely for storage and not to service vehicles.

DECISION

Committee has taken into consideration, on balance, any and all submissions made before its decision including 3 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: D. George CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

To allow the construction of an accessory structure (garage) and widened driveway on the subject property proposing:

1. An accessory structure building height measured to the highest ridge of 5.13m whereas By-law 0225-2007, as amended, permits a maximum building height measured to the highest ridge of 4.60m in this instance;
2. An accessory structure building height measured to the soffit/eave of 3.85m whereas By-law 0225-2007, as amended, permits a maximum building height measured to the soffit/eave of 3.00m in this instance;
3. A setback measured to a lot line of 0.00m whereas By-law 0225-2007, as amended, requires a minimum setback measured to a lot line of 0.60m in this instance; and
4. A driveway width of 8.10m whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m in this instance.

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

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

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

"S. KENNEY"

SEAN KENNEY - SECRETARY-
TREASURER

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

or
email Committee.Adjustment@mississauga.ca

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 10, 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.