

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 728 Whitfield Terrace.
Date of Hearing on Thursday July 16, 2020
Date Decision Signed by the Committee July 23, 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 1:48p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow the existing below grade entrance to remain proposing a side yard of 0.91m (approx. 2.99ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m (approx. 3.94ft) in this instance.

M. Ahmed, 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 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:

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

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, 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 resolve to authorize and grant the request.

MOVED BY: D. George CARRIED

The Decision of the Committee was:

APPLICATION APPROVED AS AMENDED SUBJECT TO CONDITION(S):

1. To allow the existing below grade entrance to remain, proposing a side yard of 0.91m; whereas, By-law 0225-2007, as amended, requires a minimum side yard of 1.20m, in this instance; and,
2. To allow the existing below grade entrance to remain, proposing a setback of 0.12m to the interior side lot line; whereas, By-law 0225-2007, as amended, requires a minimum setback to the interior side lot line of 1.20m, in this instance

CONDITION(S):

1. Steps shall be provided on both sides of the landing for the below grade entrance.

Committee Decision dated at the City of Mississauga on July 23, 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. 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 July 23, 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 12, 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.