

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 **820 Dundas Street East**.
Date of Hearing on Thursday November 5, 2020
Date Decision Signed by the Committee November 12, 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 2:19p.m.

APPLICATION DETAILS

The applicant requests the Committee to approve a minor variance to allow a take-out restaurant and car wash on the subject property proposing:

1. A southerly interior side yard of 1.5m (approx. 4.9ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 4.5m (approx. 14.8ft) in this instance;
2. A rear yard of 2.3m (approx. 7.5ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard of 4.5m (approx. 14.8ft) in this instance;
3. An easterly landscape buffer of 3.0m (approx. 9.8ft) whereas By-law 0225-2007, as amended, requires a minimum landscape buffer of 4.5m (approx. 14.8ft) in this instance;
4. 13 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 16 parking spaces in this instance;
5. 8 stacking lane spaces for the car wash whereas By-law 0225-2007, as amended, requires a minimum of 10 stacking lane spaces in this instance; and
6. A lot frontage of 51.9m (approx. 170.3ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 70.0m (approx. 229.7ft) in this instance.

N. Malhotra, 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 October 28, 2020)
- City of Mississauga, Transportation and Works Department (dated October 28, 2020)
- Region of Peel (dated October 28, 2020)
- Trans-Northern Pipeline Inc. (dated October 28, 2020)

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: S. Patrizio CARRIED

The Decision of the Committee is:

APPLICATION APPROVED:

To allow a take-out restaurant and car wash on the subject property proposing:

1. A southerly interior side yard of 1.5m whereas By-law 0225-2007, as amended, requires a minimum side yard of 4.5m in this instance;
2. A rear yard of 2.3m whereas By-law 0225-2007, as amended, requires a minimum rear yard of 4.5m in this instance;
3. An easterly landscape buffer of 3.0m whereas By-law 0225-2007, as amended, requires a minimum landscape buffer of 4.5m in this instance;
4. 13 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 16 parking spaces in this instance;
5. 8 stacking lane spaces for the car wash whereas By-law 0225-2007, as amended, requires a minimum of 10 stacking lane spaces in this instance; and
6. A lot frontage of 51.9m whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 70.0m in this instance.

Committee Decision dated at the City of Mississauga on November 12, 2020.

<u>"S. PATRIZIO"</u> S. PATRIZIO	<u>"D. GEORGE"</u> D. GEORGE
<u>"W. SHAHRUKH"</u> W. SHAHRUKH	<u>"D. KENNEDY"</u> D. KENNEDY
<u>"J. PAGE"</u> J. PAGE (Chair)	<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 November 12, 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 **December 2, 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.