
Committee of Adjustment

Date: June 3, 2021
Time: 1:00 PM
Location: Online Video Conference

Members

Sebastian Patrizio (Chair)
David George
John Page
David Kennedy
Wajeeha Shahrukh
David Cook
John Kwast

Contacts

Umar Mahmood, Committee of Adjustment Coordinator, Legislative Services
905-615-3200 ext.5209
umar.mahmood@mississauga.ca

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Legislative Services
905-615-3200 ext.5422
alexander.davies@mississauga.ca

PUBLIC MEETING STATEMENT: While some planning matters, such as consent or minor variance applications, do not specifically require that you participate in the process in order to appeal, the LPAT has the power to dismiss an appeal without holding a hearing if the person or public body that in circumstances such as appeal is not based on any apparent land use planning grounds and appeal is not made in good faith or is frivolous or vexatious, or is made only for the purpose of delay.

Send written submissions or request notification of future meetings to:

Secretary-Treasurer, Committee of Adjustment, Office of the City Clerk, Attn: Committee of Adjustment Coordinators – 2nd Floor 300 City Centre Drive, Mississauga, ON, L5B 3C1 or Email:
committee.adjustment@mississauga.ca

-
1. CALL TO ORDER
 2. DECLARATION OF CONFLICT OF INTEREST
 3. DEFERRALS OR WITHDRAWALS
 4. MATTERS TO BE CONSIDERED
 - 4.1. B32/21-A191/21-A192/21
1949 LINCOLN GREEN WAY (WARD 8)
ALICE NGAI
 - 4.2. A197/21
1759 KILDARE CRT (WARD 6)
JASON & LORA FIELD
 - 4.3. A199/21
1458 BLANEFIELD RD (WARD 1)
SABRINA & BENJAMIN PACHECO
 - 4.4. A200/21
3911 SWIFTDAL DR (WARD 10)
OMKALTHOUM ABDULKARAM, INTISAR & MERYAM AL-WAADH
 - 4.5. A202/21
911 CALDWELL AVE (WARD 2)
MANROOP PRABHDIP CHAHAL
 - 4.6. A204/21
47 LAKESHORE RD E (WARD 1)
MARKAKIS CORP
 - 4.7. A205/21
2275 BRITANNIA RD W (WARD 11)
9165690 CANADA INC
 - 4.8. A206/21
1489 GREGWOOD RD (WARD 2)
RAJVEER KAUR TOOR

- 4.9. A207/21
1453 DANIEL CREEK RD (WARD 6)
FADLE & VIOLETTE EL-DAIRY
- 4.10. A208/21
86 TROY ST (WARD 1)
MANINDER KAUR SANDHU
- 4.11. A43/21
1302 MARTLEY DR (WARD 2)
REZA GHARIB
- 4.12. A57/21
6880 SECOND LINE WEST (WARD 11)
HM ROYALTY GROUP OF COMPANIES INC
- 4.13. A72/21
3450 SEMENYK CRT (WARD 6)
2761343 ONTARIO INC
- 4.14. A93/21
1046 HEDGE DR (WARD 1)
ANGELA KOCET
5. OTHER BUSINESS
6. ADJOURNMENT

Why you received this letter:

You are receiving this letter because you are the owner of a neighbouring property within 60m (200ft) of the subject property, or are the agent/interested party/owner of the property for the application.

Details of the application and meeting information:

The property owner of 1949 Lincoln Green Way, zoned R1 - Residential, has applied for Consent under Section 53 of the Planning Act. 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 15.24m (50ft) and an area of approximately 845.74sq.m (9,103.47sq.ft).

A minor variance is requested for the Severed lands (A191/21) proposing:

1. A lot frontage of 15.24m (approx. 50.00ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 22.50m (approx. 73.82ft) in this instance;
2. An interior side yard of 2.41m (approx. 7.91ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 4.20m (approx. 13.78ft) in this instance; and
3. A lot coverage of 30% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25% of the lot area in this instance.

A minor variance is requested for the Retained lands (A192/21) proposing:

1. A lot frontage of 15.24m (approx. 50.00ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 22.50m (approx. 73.82ft) in this instance;
2. An interior side yard of 2.41m (approx. 7.91ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 4.20m (approx. 13.78ft) in this instance; and
3. A lot coverage of 30% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25% of the lot area in this instance.

The Committee has set **Thursday June 3, 2021 at 1:00 pm** for the public hearing on this matter. As a result of COVID-19 restrictions and under the authority of the *Municipal Act, Emergency Management and Civil Protection Act* and *Statutory Powers Procedure Act*, City Council approved Committee of Adjustment hearings to be held electronically during an Emergency. All items on the agenda are scheduled for 1:00 pm and will be heard in the order shown on the agenda.

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Advance registration is required to participate in the electronic hearing:

To participate electronically (computer, tablet or smartphone): Please email

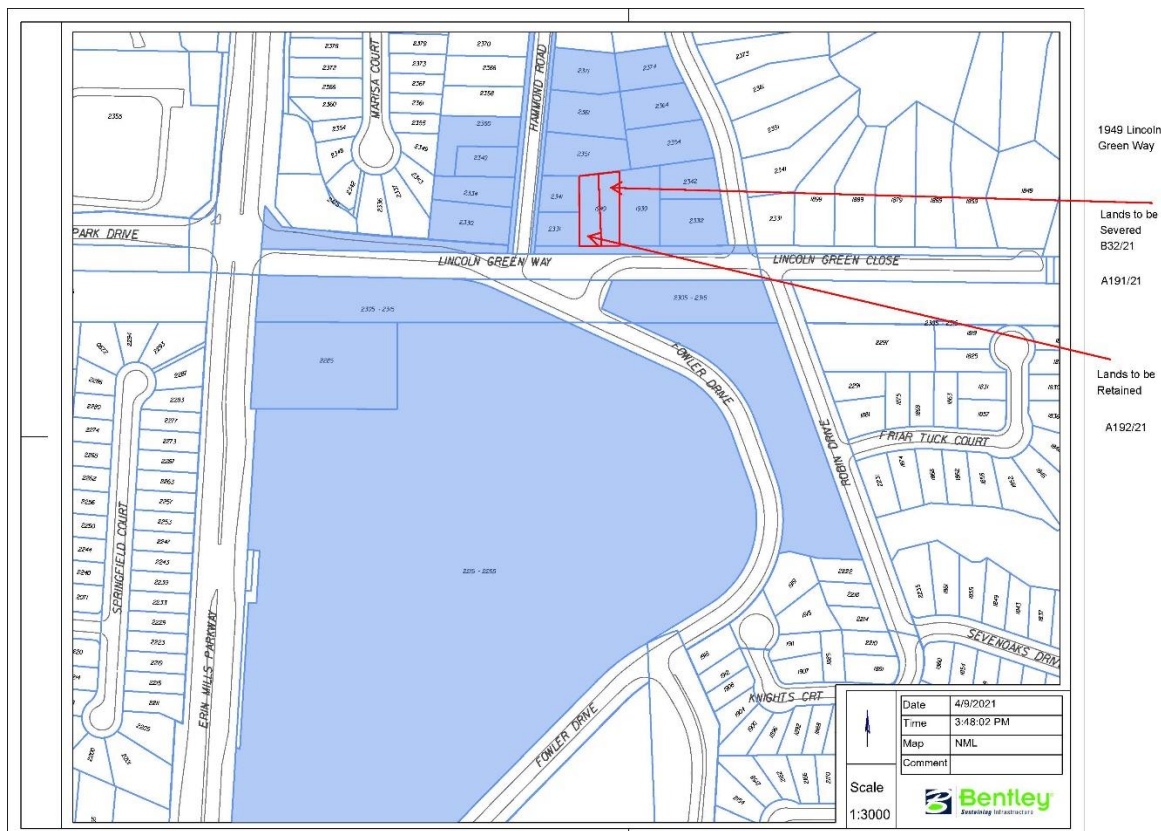
committee.adjustment@mississauga.ca no later than 4:30pm the Tuesday prior to the hearing. Any materials you wish to show the Committee during your presentation must be provided as an attachment to the email. Links to cloud services will not be accepted.

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Your comments are collected under the legal authority of the Planning Act R.S.O. 1990, Chapter c.P.13, as amended. Your comments regarding this application become the property of the City of Mississauga and will become part of the decision making process of the application. Pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M56, as amended, public feedback to planning proposals is considered a public record and will be disclosed to any individual (including being posted on the internet) upon request in accordance with Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M56, as amended. Questions about this collection should be directed to the Secretary-Treasurer, Committee of Adjustment, Office of the City Clerk, 300 City Centre Drive, Mississauga ON L5B 3C1 or (905) 615-3200 x5209.



City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2021-05-27	File(s): B32.21 A191.21 A192.21 Ward: 8
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 2021-06-03 1:00 PM

Consolidated Recommendation

The City recommends that the consent and associated minor variance applications be refused.

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 15.24m (50ft) and an area of approximately 845.74sq.m (9,103.47sq.ft).

A minor variance is requested for the Severed lands (A191/21) proposing:

1. A lot frontage of 15.24m (approx. 50.00ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 22.50m (approx. 73.82ft) in this instance;
2. An interior side yard of 2.41m (approx. 7.91ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 4.20m (approx. 13.78ft) in this instance; and
3. A lot coverage of 30% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25% of the lot area in this instance.

A minor variance is requested for the Retained lands (A192/21) proposing:

1. A lot frontage of 15.24m (approx. 50.00ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 22.50m (approx. 73.82ft) in this instance;
2. An interior side yard of 2.41m (approx. 7.91ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 4.20m (approx. 13.78ft) in this instance; and
3. A lot coverage of 30% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25% of the lot area in this instance.

Recommended Conditions and/or Terms of consent

- Appendix A – Conditions of Provisional Consent
- The variance application approved under File(s) "A191-192.21" must be finalized

City Department and Agency Comments	File: B32.21 A191.21 A192.21	2021/05/27	2
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Recommended Conditions and/or Terms of minor variance

- Variance(s) approved under file(s) A191.21 & A192.21 shall lapse if the consent application under file B32.21 is not finalized within the time prescribed by legislation.

Background

Property Address: 1949 Lincoln Green Way

Mississauga Official Plan

Character Area: Sheridan Neighbourhood
Designation: Residential Low Density I

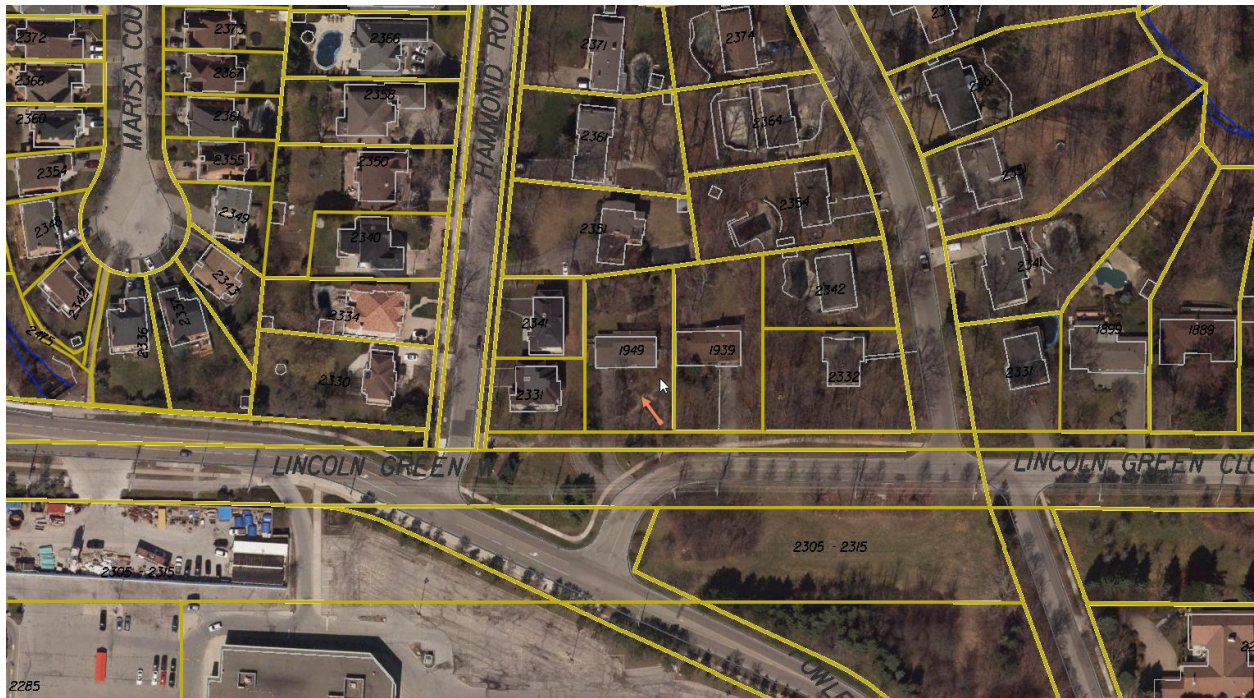
Zoning By-law 0225-2007

Zoning: R1 - Residential

Site and Area Context

The subject property is located within the Neighbourhood Character Area, east of Erin Mills Parkway and Lincoln Green Way. The immediate neighbourhood is primarily residential, consisting of large lots with frontages of approximately 23 m and greater, containing either a one or two storey detached dwelling, with significant mature vegetation. South of the subject property is the hydro corridor and Sheridan Mall. The subject property contains an existing one storey dwelling with significant mature vegetation throughout the lot.

The applicant is proposing to sever the existing lot, creating two new parcels for the development of two detached dwellings. The proposed consent application requires variances related to lot frontage, side yard setback, and lot coverage.



Comments

Planning

Planning Act

Section 51 (24) of the *Planning Act* sets out the criteria for land division in the Province of Ontario. In evaluating such requests, the Committee needs to be satisfied that the proposal meets not only the criteria set out under Section 51(24), but also municipal requirements identify in local legislation.

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. In evaluating such requests, the Committee needs to be satisfied that the proposal meets the four tests set out in the *Planning Act*.

Provincial Matters

The Provincial Policy Statement 2014 (PPS 2014) and Growth Plan for the Greater Golden Horseshoe promote efficient development and land use, directing the focus towards intensification and redevelopment. The proposal is consistent with the general directive in provincial policy.

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Staff comments concerning the applications for consent and the four tests to the minor variance request are as follows:

The severed and retained parcels both propose lot frontages of 15.24 m. The retained parcel proposes a lot area of 817.60 m² while the severed parcel proposes a lot area of 845.70 m². The zoning by-law requires lot frontages of 22.50 m and lot areas of 750 m².

The subject property is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan (MOP) which permits only detached dwellings as per policies within the Sheridan Neighbourhood Character Area. The subject property is located outside of the Sheridan Community Node and are not subject to the policies designed for the redevelopment of Sheridan Mall and the Community Node as a whole. As per Section 16.1.2.1, to preserve the character of lands designated Residential Low Density I and Residential Low Density II, the minimum frontage and area of new lots will be evaluated in the context of the existing lot pattern in the surrounding area. The neighbourhood lot fabric generally consists of large parcels with frontages of approximately 23 m and greater. The application proposes 15.24 m lot frontages, representing the lowest frontages within the immediate neighbourhood.

Additionally, Section 16.23.1.2 of the Sheridan Neighbourhood Character Area states that for lands designated Residential Low Density I, the subdivision of lots of less than 23 m frontage will be discouraged, if it is considered to be detrimental to the character of the surrounding area. While the subject property is located on the periphery of the neighbourhood and is adjacent to the Sheridan Community Node, the property is still within Neighbourhood Character Area. The proposed severance would alter the existing lot fabric of the residential neighbourhood.

Based on the preceding information, staff is of the opinion that the application does not conform to Section 51(24) of the *Planning Act*, more specifically that the application does not conform to the official plan.

As staff is not supportive of the consent application, the minor variance applications should also be refused.

Conclusion

The Planning and Building Department recommends that the consent and associated minor variance applications be refused.

Comments Prepared by: Lucas Petricca, Committee of Adjustment Planner

Appendices

Appendix 1 – 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. 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

3. Relocate Streetlight Pole

The applicant is to make satisfactory arrangements with the City's Street Lighting & Projects Section for the relocation of the utility pole on the frontage of the proposed driveway access of the severed lands. Written approval from the Section is to be supplied including all costs associated.

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

City Department and Agency Comments	File: B32.21 A191.21 A192.21	2021/05/27	6
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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

The applicant will be required to apply for Access Modification Permits prior to Site Plan Approval and/or Building Permit Issuance. 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. Storm Sewer Outlet

The storm sewer outlet for this site is the existing 375/450 mm storm sewer on Robin Drive through the existing storm pipe along the back of this property within the municipal storm easement. A storm connection approval will be required for the weeping tiles if their basement elevation 1.0 above the obvert of the storm sewer on the street, otherwise a sump pump will be required to discharge the weeping tile to grade. The applicant is encouraged to design the basement elevation 1 metre above the obvert of the storm sewer on the street to eliminate the need for a sump pump.

We are noting that any Transportation and Works Department concerns/requirements for the Minor Variance applications for this property will be addressed under Consent Application 'B' 32/21.

Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

We have no objection to the consent application provided that the severed and retained lands comply with the provisions of Zoning By-law 0225-2007, as amended, with respect to, among other things, minimum lot frontage, minimum lot area, setbacks to the existing building(s), on site parking, etc., or alternatively, that any minor variance(s) is approved, final and binding and/or the demolition of any existing building(s) is complete.

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We further advise that the proposed lot frontage is to be calculated in accordance with the following definition;

The applicant is advised that Lot Frontage means the horizontal distance between the side lot lines and where these lines are not parallel means the distance between the side lot lines measured on a line parallel to and 7.5 m back from the front lot line.

Comments Prepared by: Brandon Eidner, Zoning Examiner

Appendix 3 – 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:

- 6 Maples – Good Condition
- 3 Spruce – Good Condition
- 7 Cedars – Good Condition
- 1 Bitternut Hickory – Good Condition

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

1. The applicant shall ensure that future driveways limit tree removal and/or impact of the above noted trees.
2. The applicant shall provide tree protection securities in the amount of \$21,000.00 for the preservation of the 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.

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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

Appendix 5 – Region of Peel Comments

Development Engineering: Camila Marczuk (905) 791-7800 x8230

Please note that severing the lands may adversely affect the existing location of the water and sanitary sewer services, if any exist. The result of this may require the applicant to install new water / sanitary servicing connections to either the severed or retained lands in compliance with the Ontario Building Code. The applicant may require the creation of private water / sanitary sewer servicing easements.

Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections.

Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals are required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections at siteplanservicing@peelregion.ca

Condition: Arrangements satisfactory to the Region of Peel, Public Works shall be made with respect to the location of existing and installation of new services and/or possible required private service easements.

Comments Prepared by: Diana Guida, Junior Planner

Appendix 7 – Bell Canada

Subsequent to review of the abovementioned circulation at 1949 LINCOLN GREEN WAY, Bell Canada's engineering department have determined that there are no concerns or comments at this time.

Comments Prepared by: Carrie Gordon, External Liaison

City Department and Agency Comments	File:B32.21 A191.21 A192.21	2021/05/27	9
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Appendix A – Conditions of Provisional Consent

SHOULD THE COMMITTEE GRANT A PROVISIONAL CONSENT, THE FOLLOWING IS A LIST OF THE RECOMMENDED CONDITIONS TO BE ATTACHED TO THE DECISION AND THESE CONDITIONS MAY BE REVISED BY THE COMMITTEE AT THE PUBLIC MEETING.

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 (A191-192/21).
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 May 27, 2021.
5. A letter shall be received from the City of Mississauga, Community Services Department, Park Planning Division, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated May 27, 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 May 27, 2021.



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A197.21
Ward: 6

Why you received this letter:

You are receiving this letter because you are the owner of a neighbouring property within 60m (200ft) of the subject property, or are the agent/interested party/owner of the property for the application.

Details of the application and meeting information:

The property owner of 1759 Kildare Court, zoned R1 - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicants request the Committee to approve a minor variance to allow the construction of a workshop on the subject property proposing:

1. A lot coverage of 26% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25% of the lot area in this instance; and
2. An accessory structure size of 25sq.m (approx. 269.10sq.ft) whereas By-law 0225-2007, as amended, permits a maximum accessory structure size of 20sq.m (approx. 215.28sq.ft) in this instance.

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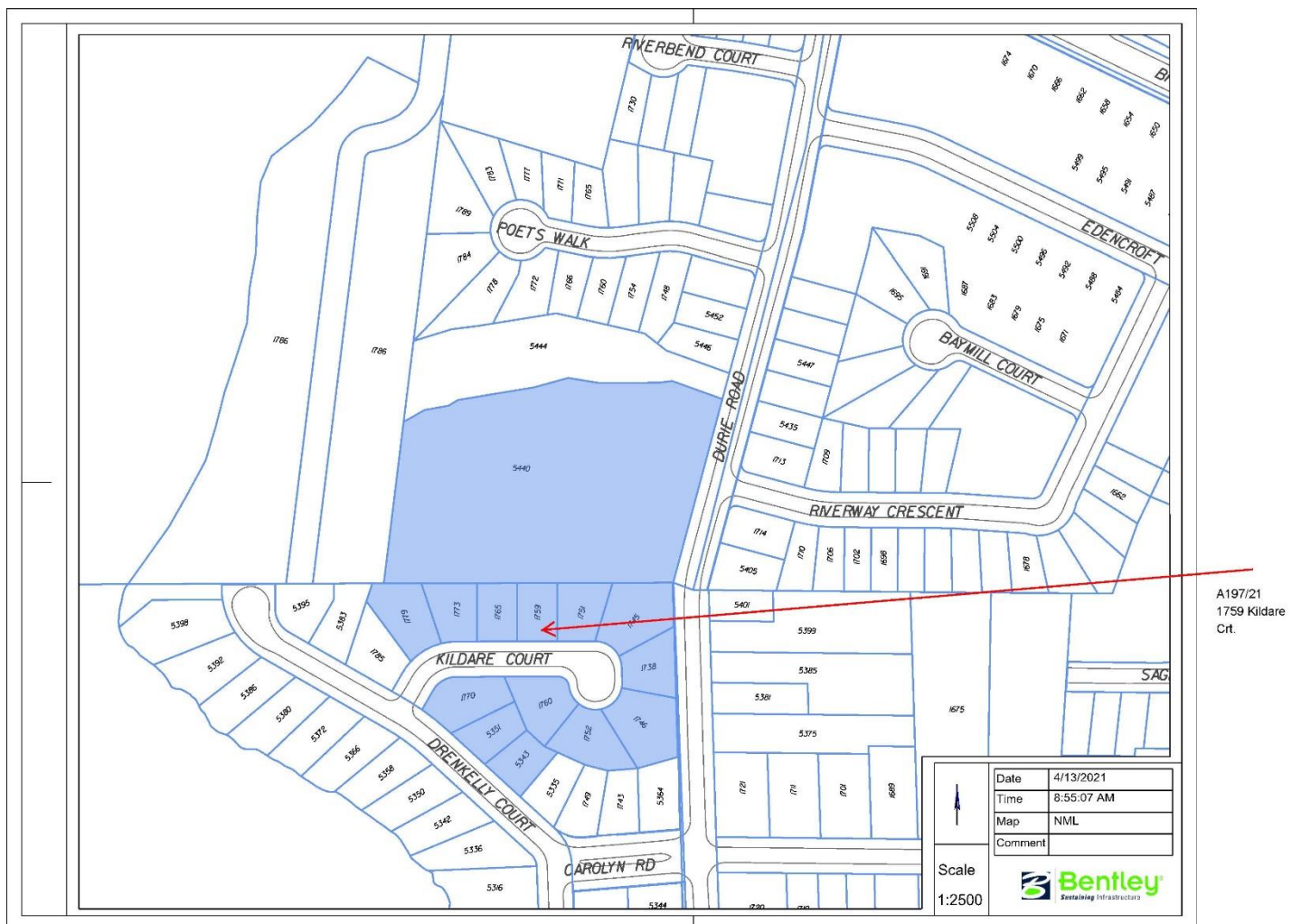
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City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2021-05-27 To: Committee of Adjustment From: Committee of Adjustment Coordinator	File(s): A197.21
	Meeting date:2021-06-03 1:00 PM

Consolidated Recommendation

The City has no objection to the variances, as requested; however the Applicant may wish to defer the application to ensure that all required variances have been accurately identified.

Application Details

The applicants request the Committee to approve a minor variance to allow the construction of a workshop on the subject property proposing:

1. A lot coverage of 26% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25% of the lot area in this instance; and
2. An accessory structure size of 25sq.m (approx. 269.10sq.ft) whereas By-law 0225-2007, as amended, permits a maximum accessory structure size of 20sq.m (approx. 215.28sq.ft) in this instance.

Amendments

The following variances should be amended as follows:

1. A lot coverage of 26.46% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25% of the lot area in this instance
2. An accessory structure size of 25sq.m (approx. 269.10sq.ft) whereas By-law 0225-2007, as amended, permits a maximum accessory structure size of 20sq.m (approx. 215.28sq.ft) in this instance.

Recommended Conditions:

We request that a minimum of a 5 ft. setback be maintained to the side yard property line.

Background

Property Address: 1759 Kildare Court

Mississauga Official Plan

Character Area: East Credit NHD
Designation: Residential Low Density I

Zoning By-law 0225-2007

Zoning: R1 - Residential

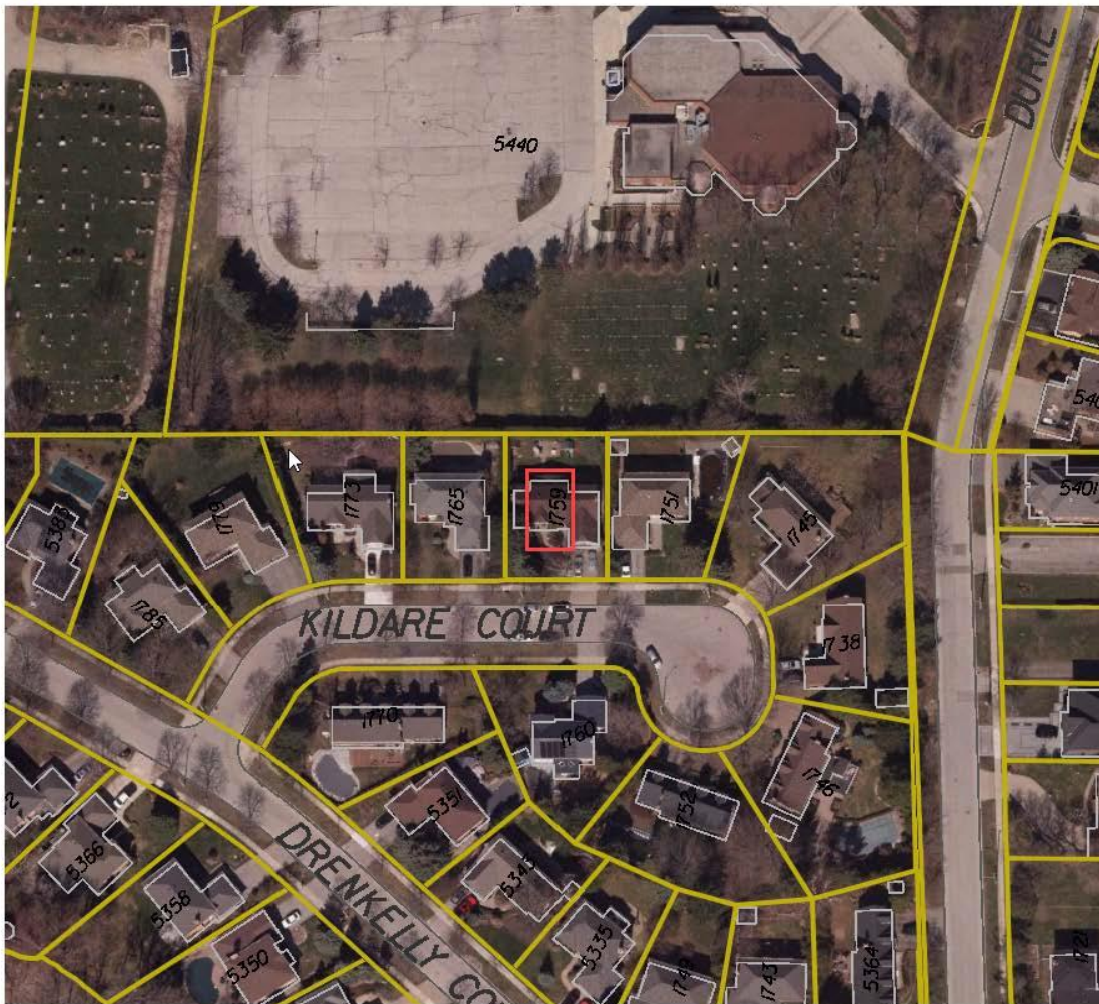
Other Applications:

BP 9NEW 21-4885

Site and Area Context

The property is located north of the Drenkelly Court and Kildare Court intersection and currently houses a 2 storey detached dwelling with mature vegetation and landscape elements in the front and rear yards. The subject property is an interior parcel, with a lot area of approximately +/- 759.4m² and a lot frontage of approximately +/- 22.86m. Contextually, the surrounding neighbourhood consists exclusively of detached dwellings. The properties within the immediate area possess lot frontages of +/- 18.5m, with mature vegetative / natural landscaped elements within the front yards.

The applicant is proposing an accessory structure requiring variances for the accessory structure size and lot coverage.



Comments

Planning

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. Approval of applications must meet the requirements set out under 45(1) and/or 45(2) (a) or (b) in the *Planning Act*.

Staff comments concerning the application of the four tests to this minor variance request are as follows:

Does the proposal maintain the general intent and purpose of the Official Plan?

The site is located within the East Credit Neighbourhood Character Area, and is designated Residential Low Density I by the Mississauga Official Plan (MOP). The Residential Low Density I designation permits detached dwellings; semi-detached dwellings and duplex dwellings. Section 9 of MOP promotes development with appropriate urban form and site design, regulating that such development is compatible with: the existing site conditions; the surrounding context; and, the landscape of the character area. The proposed structure is permitted within this designation; Staff is of the opinion that the general intent and purpose of the MOP is maintained.

Does the proposal maintain the general intent and purpose of the Zoning By-law?

The intent of the zoning by-law provisions regarding accessory structures is to ensure that the structures are proportional to the lot, dwelling and are clearly accessory. The proposed is a single storey workshop possesses no significant massing impact and does not impose any impact upon the neighbouring properties. Furthermore, existing hedges on the north, east and south of the property screen the proposed workshop from the neighbouring properties. The proposed workshop cannot be seen from the street as a mature tree screens it.

The property abuts a cemetery and St. Joseph's Parish to the north however; the proposed workshop would have no impact on these uses.

Staff would note that the variance, as requested, meets the general purpose or intent of the Zoning By-law and that the proposed structure meets the required setbacks and height.

Is the proposal desirable for the appropriate development of the subject lands and minor in nature?

Planning Staff are of the opinion that this application represents the orderly development of the lands, and is minor in nature. The proposed workshop poses no significant massing impact and does not impose upon the neighbouring properties.

Conclusion

Based upon the preceding information, it is the opinion of Staff that the variances, as amended, meet the general intent and purpose of both the MOP and Zoning By-law; are minor in nature; and, are desirable for the orderly development of the lands. The Applicant may wish to defer the application to ensure that all required variances have been accurately identified.

Comments Prepared by: Connor DiPietro, Planning Associate

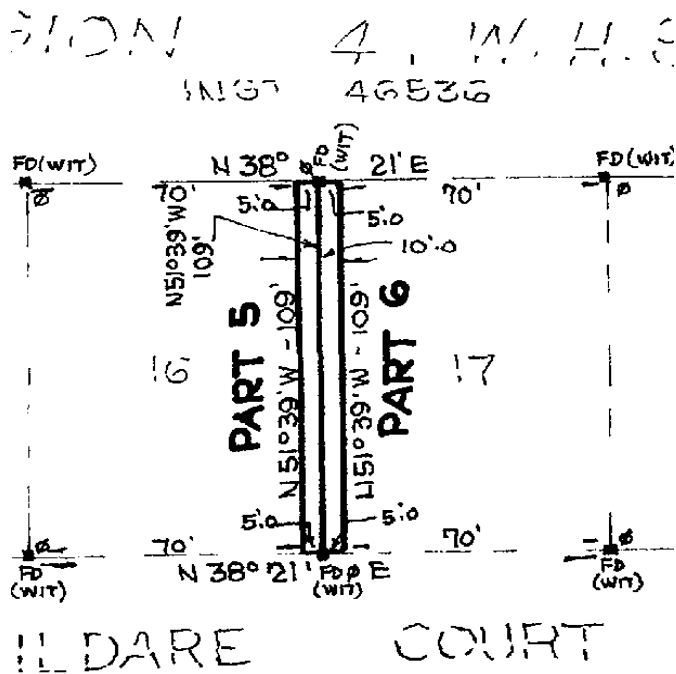
Appendices

Appendix 1 – Transportation and Works Comments

Acknowledging that we have no grading and drainage related concerns with the proposed workshop, we request that a minimum of a 5 ft. setback be maintained to the side yard property line. At the time of our site inspection we discussed with the owner that there may be a storm sewer easement between the subject and abutting property to the west but did not have the details available. Further to our review we note that there is a 10ft storm sewer easement, 5 ft. being on the subject property. The entire storm sewer easement is identified as Parts 5 & 6 on Plan 43R-6483, Part 6 being on the subject lands.

In view of the above we would have no objections to the request provided that the proposed workshop does not encroach into the limits of the storm sewer easement.





Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a building permit under file BP 9NEW 21 - 4885. Based on review of the information currently available in this permit application, we advise that the variances should be amended as follows:

3. A lot coverage of 26.46% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25% of the lot area in this instance; and
4. An accessory structure size of 25sq.m (approx. 269.10sq.ft) whereas By-law 0225-2007, as amended, permits a maximum accessory structure size of 20sq.m (approx. 215.28sq.ft) in this instance.

Please note that comments reflect those provided through the above permit application and should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the application file noted above, these comments may no longer be valid. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission procedures, separately through the application process in order to receive updated comments.

Comments Prepared by: Alana Zheng, Zoning Examiner

Appendix 5 – Region of Peel Comments

We have no comments or objections.

Comments Prepared by: Diana Guida, Junior Planner



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A199.21
Ward: 1

Why you received this letter:

You are receiving this letter because you are the owner of a neighbouring property within 60m (200ft) of the subject property, or are the agent/interested party/owner of the property for the application.

Details of the application and meeting information:

The property owner of 1458 Blenheim Road, zoned R3-1 - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicants request the Committee to approve a minor variance to allow the construction of an addition, porch and accessory structure on the subject property proposing:

1. A front yard of 5.9m (approx. 19.4ft) whereas By-law 0225-2007, as amended, requires a minimum front yard of 7.5m (approx. 24.6ft) in this instance; and
2. 2 kitchens whereas By-law 0225-2007, as amended, permits a maximum of 1 kitchen in this instance.

The Committee has set **Thursday June 3, 2021 at 1:00 pm** for the public hearing on this matter. As a result of COVID-19 restrictions and under the authority of the *Municipal Act, Emergency Management and Civil Protection Act* and *Statutory Powers Procedure Act*, City Council approved Committee of Adjustment hearings to be held electronically during an Emergency. All items on the agenda are scheduled for 1:00 pm and will be heard in the order shown on the agenda.

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If you wish to be notified of the decision of the Committee you must submit a written request to the Secretary-Treasurer via email or mail. This will also entitle you to be advised of appeal to the Local Planning Appeal Tribunal.

How to submit a written comment:

Written comments to the Committee must be received no later than 4:30pm the Tuesday prior to the hearing. Submissions are accepted by email at committee.adjustment@mississauga.ca or by mailing the Committee of Adjustment, 300 City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. Please include your name, your address, and application number or address of the property you are providing comments on.

Advance registration is required to participate in the electronic hearing:

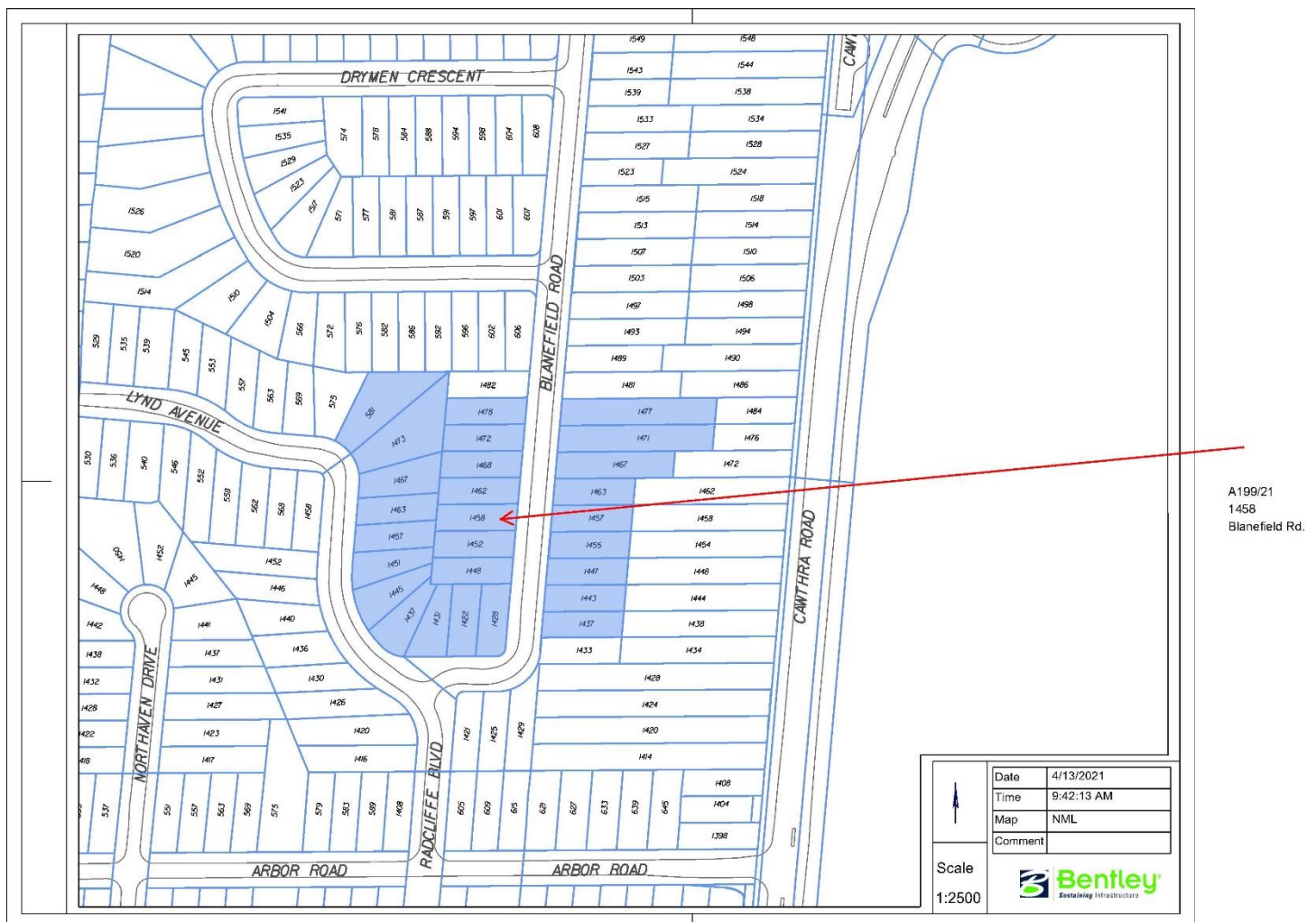
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Your comments are collected under the legal authority of the Planning Act R.S.O. 1990, Chapter c.P.13, as amended. Your comments regarding this application become the property of the City of Mississauga and will become part of the decision making process of the application. Pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M56, as amended, public feedback to planning proposals is considered a public record and will be disclosed to any individual (including being posted on the internet) upon request in accordance with Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M56, as amended. Questions about this collection should be directed to the Secretary-Treasurer, Committee of Adjustment, Office of the City Clerk, 300 City Centre Drive, Mississauga ON L5B 3C1 or (905) 615-3200 x5209.



City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2021-05-27 To: Committee of Adjustment From: Committee of Adjustment Coordinator	File(s): A199.21 Ward: 1
	Meeting date: 2021-06-03 1:00 PM

Consolidated Recommendation

The City recommends that the Committee have regard for all comments and evidence provided by the applicant and area residents when assessing if the application meets the requirements of Section 45 (1) of the Planning Act.

Application Details

The applicants request the Committee to approve a minor variance to allow the construction of an addition, porch and accessory structure on the subject property proposing:

1. A front yard of 5.9m (approx. 19.4ft) whereas By-law 0225-2007, as amended, requires a minimum front yard of 7.5m (approx. 24.6ft) in this instance; and
2. 2 kitchens whereas By-law 0225-2007, as amended, permits a maximum of 1 kitchen in this instance.

Amendments

Variance #1 should be amended as follows:

A front yard of 5.44m (approx. 17.8ft) measured to front porch whereas By-law 0225-2007, as amended, requires a minimum front yard of 5.9m (approx. 19.4ft) measured to front porch in this instance;

Recommended Conditions and Terms

Based on review of the information currently available in this permit application, we advise that the variances should be amended as follows:

1. A front yard of 5.44m (approx. 17.8ft) measured to front porch whereas By-law 0225-2007, as amended, requires a minimum front yard of 5.9m (approx. 19.4ft) measured to front porch in this instance; and
2. 2 kitchens whereas By-law 0225-2007, as amended, permits a maximum of 1 kitchen in this instance.

Background

Property Address: 1458 Blenheim Road

Mississauga Official Plan

Character Area: Mineola Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: R3-1 - Residential

Other Applications

Pre-Application: 21-4998

Site and Area Context

The subject property is located within the Mineola Neighbourhood Character Area, southwest of Cawthra Road and South Service Road. The neighbourhood is entirely residential, consisting of one and two storey detached dwellings with mature vegetation. The subject property contains an existing one storey dwelling with no mature vegetation.

The applicant is proposing a one storey rear addition and new covered porch, requiring variances related to a front yard setback and increase of number of kitchens.



Comments

Planning

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. Approval of applications must meet the requirements set out under 45(1) and/or 45(2) (a) or (b) in the *Planning Act*.

Staff comments concerning the application are as follows:

Through a detailed review of the application, staff is of the opinion that the application is appropriate to be handled through the minor variance process. Further, the application raises no concerns of a planning nature.

Conclusion

The Planning and Building Department recommends that the Committee have regard for all comments and evidence provided by the applicant and area residents when assessing if the application meets the requirements of Section 45 (1) of the *Planning Act*.

Comments Prepared by: Lucas Petricca, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed addition will be addressed through the future Site Plan/Building Permit process. Enclosed are photos of the existing accessory structures.





Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a building permit under file PREAPP 21 - 4998. Based on review of the information currently available in this permit application, we advise that the variances should be amended as follows:

3. A front yard of 5.44m (approx. 17.8ft) measured to front porch whereas By-law 0225-2007, as amended, requires a minimum front yard of 5.9m (approx. 19.4ft) measured to front porch in this instance; and
4. 2 kitchens whereas By-law 0225-2007, as amended, permits a maximum of 1 kitchen in this instance.

Please note that comments reflect those provided through the above permit application and should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the application file noted above, these comments may no longer be valid. Any changes and/or updates to information and/or drawings

must be submitted, as per standard resubmission procedures, separately through the application process in order to receive updated comments.

Comments Prepared by: Alana Zheng, Zoning Examiner

Appendix 5 – Region of Peel Comments

We have no comments or objections.

Comments Prepared by: Diana Guida, Junior Planner



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A200.21
Ward: 10

Why you received this letter:

You are receiving this letter because you are the owner of a neighbouring property within 60m (200ft) of the subject property, or are the agent/interested party/owner of the property for the application.

Details of the application and meeting information:

The property owner of 3911 Swiftdale Drive, zoned R6 - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicants request the Committee to approve a minor variance to allow renovations on the subject property proposing:

1. A pedestrian entrance serving a second unit facing a street whereas By-law 0225-2007, as amended, does not permit a pedestrian entrance serving a second unit facing a street in this instance; and
2. A rear yard measured to a window well of 6.08m (approx. 19.95ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard measured to a window well of 6.39m (approx. 20.96ft) in this instance.

The Committee has set **Thursday June 3, 2021 at 1:00 pm** for the public hearing on this matter. As a result of COVID-19 restrictions and under the authority of the *Municipal Act, Emergency Management and Civil Protection Act* and *Statutory Powers Procedure Act*, City Council approved Committee of Adjustment hearings to be held electronically during an Emergency. All items on the agenda are scheduled for 1:00 pm and will be heard in the order shown on the agenda.

You can get more information on this matter by emailing committee.adjustment@mississauga.ca or calling 905-615-3200 x5209. You can review city staff and agency comments one week before the hearing at the following link: <http://www.mississauga.ca/portal/cityhall/calendar>. Hearings will be streamed online for the public to view at the following link: <http://www.mississauga.ca/portal/cityhall/council-and-committee-videos>.

If you wish to be notified of the decision of the Committee you must submit a written request to the Secretary-Treasurer via email or mail. This will also entitle you to be advised of appeal to the Local Planning Appeal Tribunal.

How to submit a written comment:

Written comments to the Committee must be received no later than 4:30pm the Tuesday prior to the hearing. Submissions are accepted by email at committee.adjustment@mississauga.ca or by mailing the Committee of Adjustment, 300 City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. Please include your name, your address, and application number or address of the property you are providing comments on.

Advance registration is required to participate in the electronic hearing:

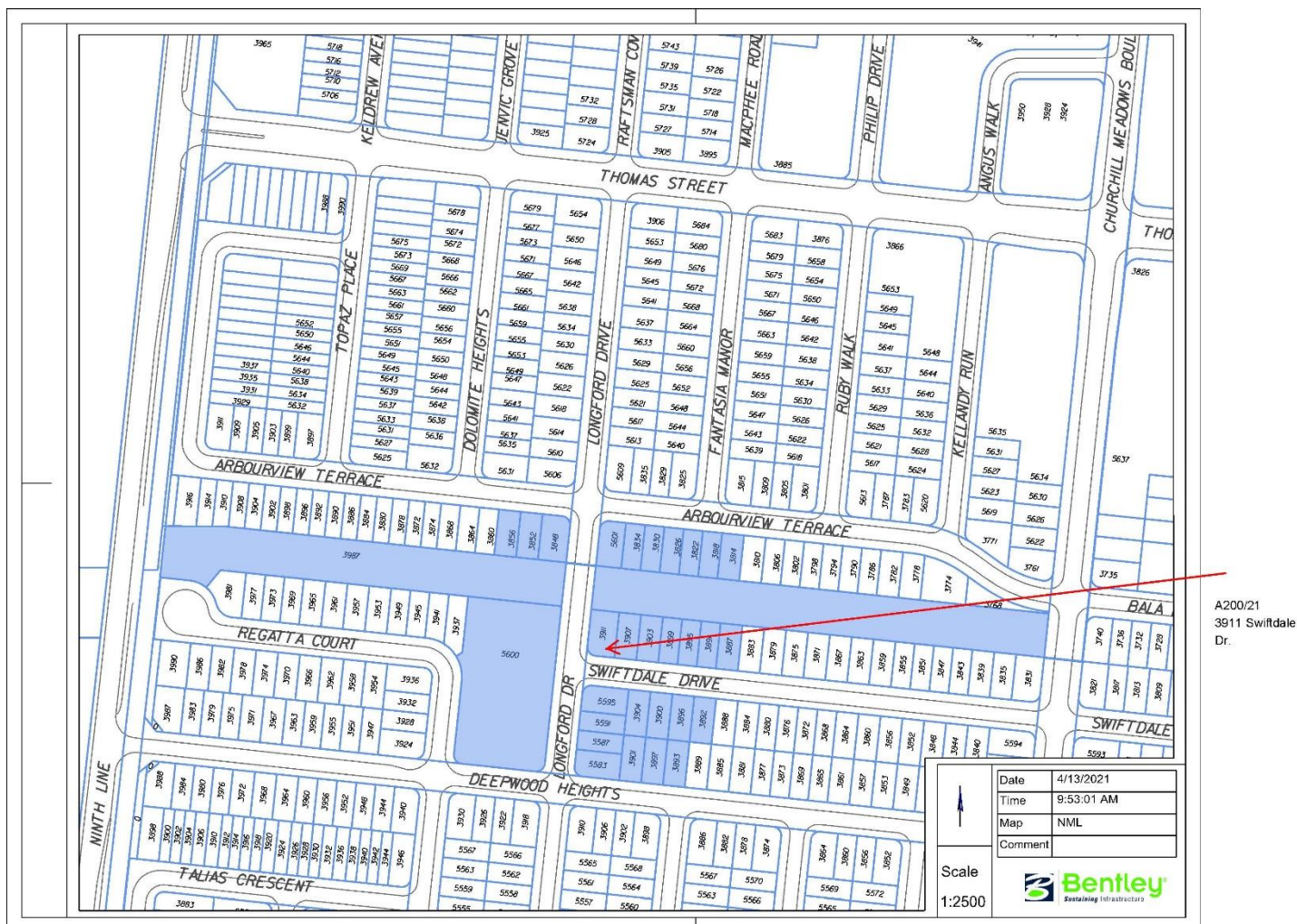
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Your comments are collected under the legal authority of the Planning Act R.S.O. 1990, Chapter c.P.13, as amended. Your comments regarding this application become the property of the City of Mississauga and will become part of the decision making process of the application. Pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M56, as amended, public feedback to planning proposals is considered a public record and will be disclosed to any individual (including being posted on the internet) upon request in accordance with Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M56, as amended. Questions about this collection should be directed to the Secretary-Treasurer, Committee of Adjustment, Office of the City Clerk, 300 City Centre Drive, Mississauga ON L5B 3C1 or (905) 615-3200 x5209.



City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2021-05-27	File(s): A200.21
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-06-03 1:00 PM

Consolidated Recommendation

The City recommends that the application be deferred to allow the applicant an opportunity to attend a zoning compliance review with Staff.

Application Details

The applicants request the Committee to approve a minor variance to allow renovations on the subject property proposing:

1. A pedestrian entrance serving a second unit facing a street whereas By-law 0225-2007, as amended, does not permit a pedestrian entrance serving a second unit facing a street in this instance; and
2. A rear yard measured to a window well of 6.08m (approx. 19.95ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard measured to a window well of 6.39m (approx. 20.96ft) in this instance.

Background

Property Address: 3911 Swiftdale Drive

Mississauga Official Plan

Character Area: Churchill Meadows NHD
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: R6 - Residential

Other Applications:

Building Permit: SEC UNIT 20 - 3140

Site and Area Context

The subject property is located at the north-east corner of Longford Dr and Swiftdale Dr. The property is an exterior parcel with a lot area of +/- 410.63m² and a lot frontage of +/- 16m. Currently the property houses a two-storey, detached dwelling with mature vegetation and landscape elements within the front and rear yards. Contextually, the area is comprised primarily of two-storey detached dwellings that possess lot frontages +/-12.3m and mature vegetation and landscape elements in the front and exterior side yards.

The applicant is proposing renovations to the principal dwelling requiring variances for a secondary unit entrance facing the street and a deficient rear yard measured to a window well.



Comments

Planning

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. Approval of applications must meet the requirements set out under 45(1) and/or 45(2) (a) or (b) in the *Planning Act*.

Staff comments concerning the application are as follows:

Staff was provided with a front elevation drawing from the Applicant on May 14th, 2021 showing the proposed secondary unit entrance facing the street. Staff is concerned that the proposed entrance would provide a negative visual impact to the overall streetscape.

Additional information regarding the secondary unit is required on the applicant's drawings in order to verify the accuracy of the requested variances, and to determine whether additional variance(s) will be required.

Planning staff recommend the Applicant submit a zoning compliance review request to the Building Department to review the proposal and identify any and all variances required. Until a zoning compliance review is conducted, staff is unsure if this proposal meets the general intent and purpose of the zoning by-law. Furthermore, staff cannot determine whether the above-noted variances represent the orderly development of the lands, or whether the resulting effects are in fact minor in nature. As a result, the application should be deferred.

Conclusion

Based on the preceding information, the City recommends that the application be deferred to allow the applicant an opportunity to attend a zoning compliance review with Staff.

Comments Prepared by: Connor DiPietro, Planning Associate

Appendices

Appendix 1 – Transportation and Works Comments

Enclosed for Committees information are photos depicting the subject property.





Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a building permit under file SEC UNIT 20 - 3140. Based on review of the information currently available in this permit application, the variances, as requested are correct.

Please note that comments reflect those provided through the above permit application and should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the application file noted above, these comments may no longer be valid. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission procedures, separately through the application process in order to receive updated comments.

Comments Prepared by: Alana Zheng, Zoning Examiner

Appendix 3 – Parks, Forestry & Environment

The Park Planning Section of the Community Services Department has no objections to the minor variance application and advises as follows:

1. The lands to the rear of the subject property are owned by the City of Mississauga, known as O'Harra Way (P-419).
2. Construction access from the park is not permitted.
3. Stockpiling of construction materials and encroachment in the adjacent park is not permitted.

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

Appendix 5 – Region of Peel Comments

We have no comments or objections.

Comments Prepared by: Diana Guida, Junior Planner



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A202.21
Ward: 2

Why you received this letter:

You are receiving this letter because you are the owner of a neighbouring property within 60m (200ft) of the subject property, or are the agent/interested party/owner of the property for the application.

Details of the application and meeting information:

The property owner of 911 Caldwell Avenue, zoned R2-4 - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow the construction of a new house proposing:

1. A gross floor area of 535.20sq.m (approx. 5760.85sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 486.98sq.m (approx. 5241.81sq.ft) in this instance; and
2. A building height measured to the eaves of 6.89m (approx. 22.60ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured to the eaves of 6.40m (approx. 21.00ft) in this instance.

The Committee has set **Thursday June 3, 2021 at 1:00 pm** for the public hearing on this matter. As a result of COVID-19 restrictions and under the authority of the *Municipal Act, Emergency Management and Civil Protection Act* and *Statutory Powers Procedure Act*, City Council approved Committee of Adjustment hearings to be held electronically during an Emergency. All items on the agenda are scheduled for 1:00 pm and will be heard in the order shown on the agenda.

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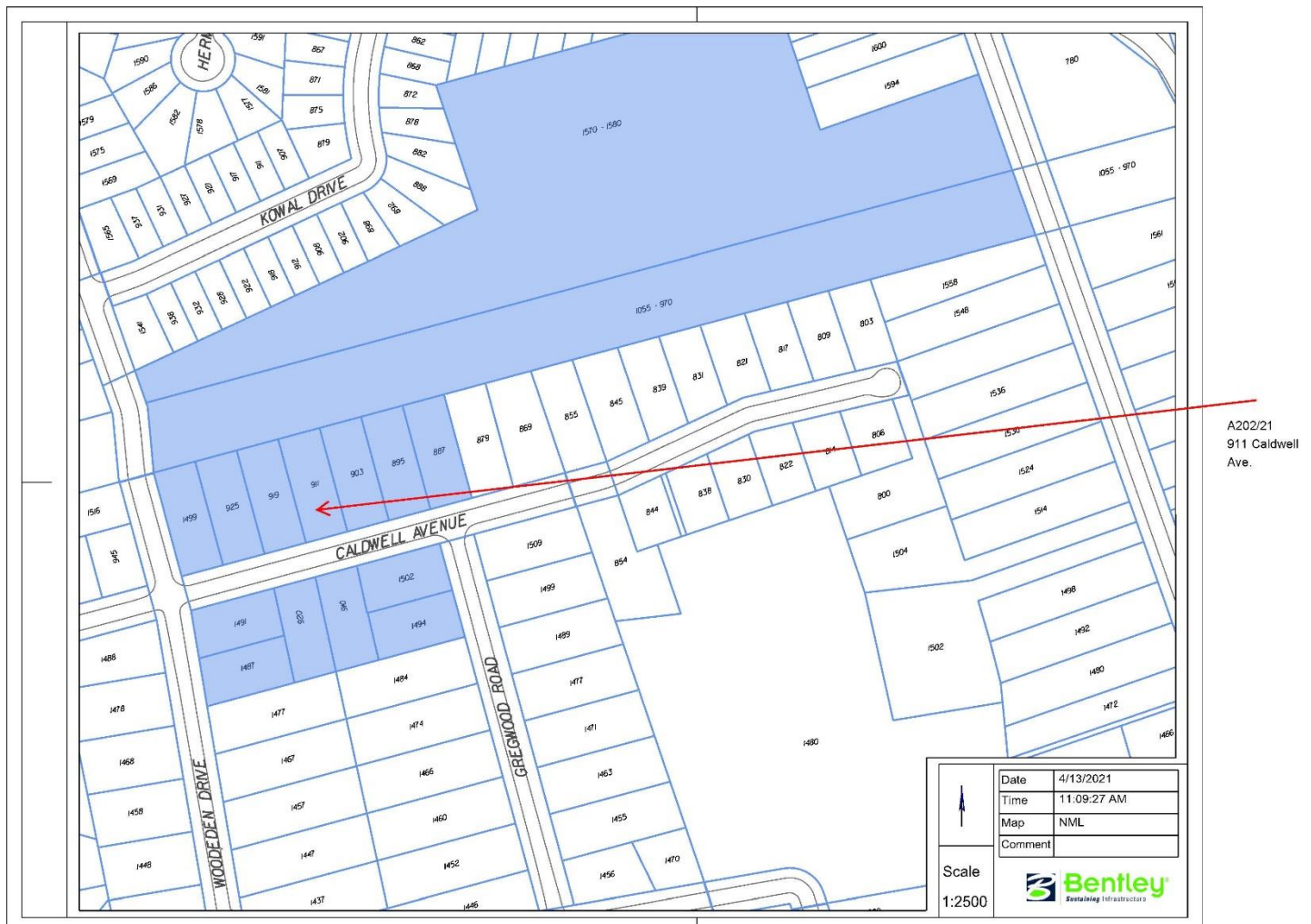
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City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2021-05-27	File(s): A202.21 Ward: 2
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-06-03 1:00 PM

Consolidated Recommendation

The City has no objections to the requested variances. The applicant may choose to defer the application to verify the accuracy of the variances and ensure additional variances are not required.

Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of a new house proposing:

1. A gross floor area of 535.20sq.m (approx. 5760.85sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 486.98sq.m (approx. 5241.81sq.ft) in this instance; and
2. A building height measured to the eaves of 6.89m (approx. 22.60ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured to the eaves of 6.40m (approx. 21.00ft) in this instance.

Background

Property Address: 911 Caldwell Avenue

Mississauga Official Plan

Character Area: Clarkson-Lorne Park Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

Zoning: R2-4 - Residential

Other Applications

Site Plan Applications: 21-24

Site and Area Context

The subject property is located within the Clarkson-Lorne Park Neighbourhood Character Area, southwest of Indian Grove and South Sheridan Way. The neighbourhood is entirely residential, consisting of one and two storey detached dwellings with mature vegetation. The subject property contains an existing two storey dwelling with mature vegetation and also abuts the hydro corridor to the rear.

The applicant is proposing a new two storey dwelling, requiring variances related to gross floor area and eave height.



Comments

Planning

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. Approval of applications must meet the requirements set out under 45(1) and/or 45(2) (a) or (b) in the *Planning Act*.

Staff comments concerning the application of the four tests to this minor variance request are as follows:

Does the proposal maintain the general intent and purpose of the Official Plan?

The subject property is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan (MOP) which permits detached, semi-detached and duplex dwellings. Section 16.5.1.4 (Infill Housing) of MOP states that infill housing is encouraged to fit the scale and character of the surrounding area to ensure that new development has minimal impact on its adjacent neighbours. The proposed detached dwelling respects the designated land use, and has regard for the distribution of massing on the property as a whole, maintaining the existing and planned context of the surrounding neighbourhood. Staff is of the opinion that the general intent and purpose of the official plan is maintained.

Does the proposal maintain the general intent and purpose of the Zoning By-law?

The application proposes a gross floor area of 535.20 m² and an eave height of 6.89 m whereas a maximum gross floor area of 486.98 m² and a maximum eave height of 6.40 m is permitted. The intent of the zoning by-law is to maintain compatibility between existing and new dwellings while also lessening the visual massing of the dwelling and bringing the edge of the roof closer to the ground. This gives the dwelling a more human scale. In this instance, the overall height of the dwelling maintains by-law provisions of 9.50 m, thereby reducing the impact of the increased eave height. Furthermore, the proposed dwelling contains architectural features that break up the first and second storey, which reduces the overall massing of the dwelling to the character streetscape. The proposal is consistent with newer two storey dwellings within the immediate area and does not pose a negative impact to the character streetscape. Staff is of the opinion that the general intent and purpose of zoning by-law is maintained.

Is the proposal desirable for the appropriate development of the subject lands and minor in nature?

The proposed dwelling maintains compatibility with newer two storey dwellings and does not alter the existing and planned character streetscape. The proposed dwelling contains architectural features that break up the first and second story of the dwelling, which limits the impact to the streetscape and neighbouring properties. Additionally, the proposed dwelling fits within the scale of the immediate neighbourhood. Staff is of the opinion that the application represents orderly development of the lands and is minor in nature.

Conclusion

The Planning and Building Department has no objections to the requested variances. The applicant may choose to defer the application to verify the accuracy of the variances and ensure additional variances are not required.

Comments Prepared by: Lucas Petricca, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed dwelling are being addressed through the Site Plan Application process, File SPI-21/024.

Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a building permit under file SPI 21 - 24. Based on review of the information currently available in this permit application, we advise that more information is required in order to verify the accuracy of the requested variance(s) or determine whether additional variance(s) will be required.

Please note that comments reflect those provided through the above permit application and should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the application file noted above, these comments may no longer be valid. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission procedures, separately through the application process in order to receive updated comments.

Comments Prepared by: Alana Zheng, Zoning Examiner

Appendix 5 – Region of Peel Comments

We have no comments or objections.

Comments Prepared by: Diana Guida, Junior Planner



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A204.21
Ward: 1

Why you received this letter:

You are receiving this letter because you are the owner of a neighbouring property within 60m (200ft) of the subject property, or are the agent/interested party/owner of the property for the application.

Details of the application and meeting information:

The property owner of 47 Lakeshore Road East, zoned C4-66 - Commercial, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow a personal service establishment in the existing building proposing:

1. 6 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 16 parking spaces in this instance; and
2. 0 accessible parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 1 accessible parking space in this instance.

The Committee has set **Thursday June 3, 2021 at 1:00 pm** for the public hearing on this matter. As a result of COVID-19 restrictions and under the authority of the *Municipal Act, Emergency Management and Civil Protection Act* and *Statutory Powers Procedure Act*, City Council approved Committee of Adjustment hearings to be held electronically during an Emergency. All items on the agenda are scheduled for 1:00 pm and will be heard in the order shown on the agenda.

You can get more information on this matter by emailing committee.adjustment@mississauga.ca or calling 905-615-3200 x5209. You can review city staff and agency comments one week before the hearing at the following link: <http://www.mississauga.ca/portal/cityhall/calendar>. Hearings will be streamed online for the public to view at the following link: <http://www.mississauga.ca/portal/cityhall/council-and-committee-videos>.

If you wish to be notified of the decision of the Committee you must submit a written request to the Secretary-Treasurer via email or mail. This will also entitle you to be advised of appeal to the Local Planning Appeal Tribunal.

How to submit a written comment:

Written comments to the Committee must be received no later than 4:30pm the Tuesday prior to the hearing. Submissions are accepted by email at committee.adjustment@mississauga.ca or by mailing the Committee of Adjustment, 300 City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. Please include your name, your address, and application number or address of the property you are providing comments on.

Advance registration is required to participate in the electronic hearing:

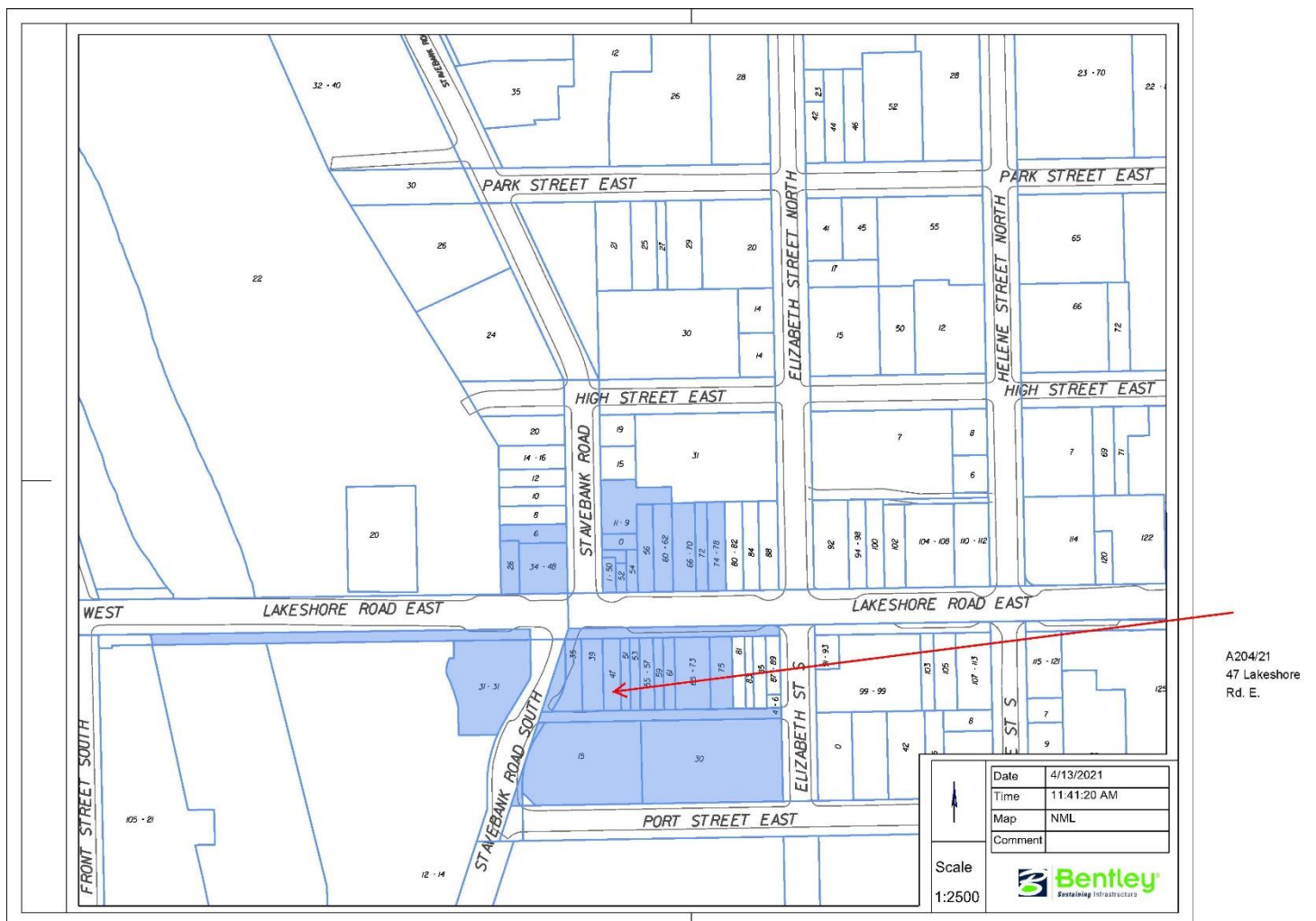
To participate electronically (computer, tablet or smartphone): Please email committee.adjustment@mississauga.ca no later than 4:30pm the Tuesday prior to the hearing. Any materials you wish to show the Committee during your presentation must be provided as an attachment to the email. Links to cloud services will not be accepted.

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Legal notice:

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Your comments are collected under the legal authority of the Planning Act R.S.O. 1990, Chapter c.P.13, as amended. Your comments regarding this application become the property of the City of Mississauga and will become part of the decision making process of the application. Pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M56, as amended, public feedback to planning proposals is considered a public record and will be disclosed to any individual (including being posted on the internet) upon request in accordance with Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M56, as amended. Questions about this collection should be directed to the Secretary-Treasurer, Committee of Adjustment, Office of the City Clerk, 300 City Centre Drive, Mississauga ON L5B 3C1 or (905) 615-3200 x5209.



City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2021-05-27 To: Committee of Adjustment From: Committee of Adjustment Coordinator	File(s): A204.21 Ward: 1
	Meeting date: 2021-06-03 1:00 PM

Consolidated Recommendation

The City has no objections to variances, as amended, subject to the conditions. The applicant may choose to defer the application to verify the accuracy of the requested variances and ensure additional variances are not required.

Application Details

The applicant requests the Committee to approve a minor variance to allow a personal service establishment in the existing building proposing:

1. 6 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 16 parking spaces in this instance; and
2. 0 accessible parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 1 accessible parking space in this instance.

Amendments

Staff recommends that variance #1 be amended and variance #2 be removed from the application and replaced with the following:

1. To permit 12 parking spaces (with a minimum of 5 spaces to be provided onsite) whereas By-law 0225-2007, as amended, requires a minimum of 18 parking spaces in this instance; and
2. To permit a personal service establishment with up to 7 required parking spaces to be located off-site whereas By-law 0225-2007, as amended, requires all parking to be located onsite in this instance.

Recommended Conditions and Terms

Staff recommends the following condition:

The applicant shall make satisfactory arrangements for off-site parking with Planning and Building Staff; and if necessary enter into any required agreements.

Note: Off-site parking may be provided through the City of Mississauga Payment-In-Lieu (PIL) of Parking Program or through a lease of surplus parking from a nearby property owner (a template for an Off-Site Parking Agreement is available through City Planning Strategies Division).

Background

Property Address: 47 Lakeshore Road East

Mississauga Official Plan

Character Area: Port Credit Community Node
Designation: Mixed Use

Zoning By-law 0225-2007

Zoning: C4-66 (Commercial)

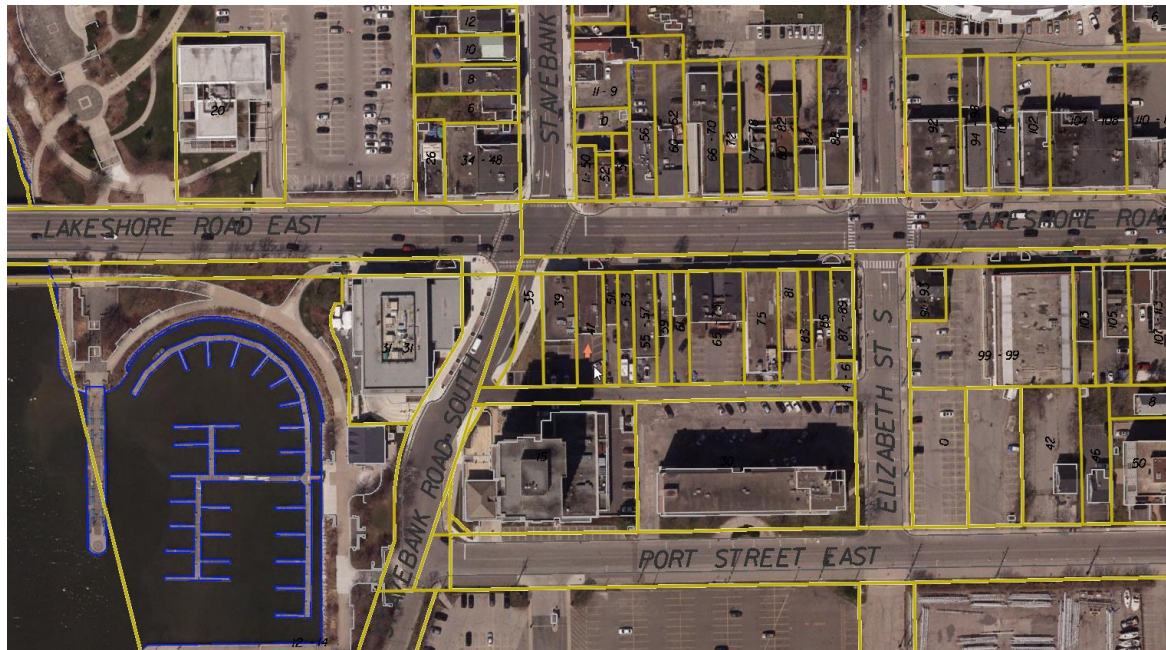
Other Applications:

Occupancy Permit: 20-717

Site and Area Context

The subject property is located within the Port Credit Community Node Character Area, west of Hurontario Street and Lakeshore Road East. The immediate area consists of a variety of commercial uses that front onto Lakeshore Road East. Abutting the subject property to the south is a hotel and mid-rise condominium.

The subject property contains an existing two storey building. The application proposes a personal service establishment, requiring variances related to parking.



Planning

Staff comments concerning the application of the four tests to this minor variance request are as follows:

The subject property is designated Mixed Use in Schedule 10 of the Mississauga Official Plan, which permits a restaurant among other uses. The official plan policies for lands within the Port Credit Neighbourhood Character Area are contained within the Port Credit Local Area Plan, within the Mainstreet Neighbourhood precinct. The Port Credit Local Area Plan encourages related commercial uses and closely spaced storefronts to line the street in order to encourage and foster an active pedestrian street. The proposed variances are consistent with these policies and maintain the existing and planned character of the area. The minor variance application maintains the general intent and purpose of the official plan.

The intent in quantifying the required number of parking spaces is to ensure that each unit is self-sufficient in providing adequate parking accommodations based upon its intended use. As per Zoning By-law 0225-2007, 18 parking spaces are required; whereas, the applicant is

providing 6. Additionally, the applicant is proposing 0 accessible parking spaces whereas one accessible space is required. Planning staff recommend that two spaces be combined on the subject to create one accessible parking space.

The City Planning Strategies Division reviews variances related to parking deficiencies. Based on the information submitted with the application, their comment is as follows:

A Letter prepared by Nick Dell, Harper Dell & Associates, dated, April 8, 2021, was submitted in support of the application. The Letter, dated April 8, 2021, does not provide supporting parking justification and explains that the application is seeking temporary approval from Committee of Adjustment due to inability to complete a parking study during COVID-19.

In the absence of any submitted parking justification, staff provide the following analysis. The subject property is located in the Port Credit Community Node, which is serviced by existing and planned higher-order transit. The City's Port Credit and Lakeview Parking Strategy (2014) recognizes the higher-level of transit connectivity and recommends reduced parking requirements for certain uses in C4 Zones, including retail, personal service establishment and office.

Staff deem it appropriate to apply the reduced parking standards from the Port Credit and Lakeview Parking Strategy (2014), therefore staff could support the application with a total of 12 parking spaces for all uses onsite. See Table 1 below. Based on the submitted information, the site has 6 parking spaces, therefore there is still a deficiency onsite for 6 parking spaces.

Table 1 – Staff Supported Parking Rates

Use	GFA	Zoning By-law Parking Rate	Zoning By-law Total	Port Credit and Lakeview Parking Strategy	Staff Supported Total
Retail (ground)	150.8 m ²	4.0 spaces / 100m ²	6.03	3.0 spaces / 100m ²	4.52
Personal Service Establishment (second storey)	153.8 m ²	4.0 spaces / 100m ²	6.15	3.0 spaces / 100m ²	4.61
Office (basement)	104.6 m ²	3.2 spaces / 100m ²	3.34	3.0 spaces / 100m ²	3.13
TOTAL Required Parking			16		12

Note: Total required parking is rounded to nearest whole number

Through a previous application 'A' 365/20, the applicant was proposing a personal service establishment in the basement of the existing building. However, based on the submitted

information for 'A' 204/21, it appears that this personal service establishment in the basement is no longer there and staff cannot confirm the uses onsite. Zoning has also advised that more information is required to confirm the accuracy of the requested variance.

It is unclear whether the onsite parking is sufficient for the existing uses, therefore staff recommend applying the reduced parking standards for all uses onsite, based on submitted information for 'A' 204/21.

Therefore, staff recommend the requested variances be amended to the following:

1. To permit 12 parking spaces (with a minimum of 5 spaces to be provided onsite) whereas By-law 0225-2007, as amended, requires a minimum of 18 parking spaces in this instance; and
2. To permit a personal service establishment with up to 7 required parking spaces to be located off-site whereas By-law 0225-2007, as amended, requires all parking to be located onsite in this instance.

Staff also recommend the following condition to variance #2:

The applicant shall make satisfactory arrangements for off-site parking with Planning and Building Staff; and if necessary enter into any required agreements.

Note: Off-site parking may be provided through the City of Mississauga Payment-In-Lieu (PIL) of Parking Program or through a lease of surplus parking from a nearby property owner (a template for an Off-Site Parking Agreement is available through City Planning Strategies Division).

Is the proposal desirable for the appropriate development of the subject lands and minor in nature?

The proposed variances represent existing conditions that are present throughout the surrounding area along Lakeshore Road East. Historically, properties along this portion of Lakeshore Road East have operated in a similar fashion with these types of deficiencies and have not resulted in any significant impact to the existing streetscape character. The proposed variances maintain the existing and planned character of the area and do not negatively impact the day to day operations of the site. As such, staff is of the opinion that the application represents orderly development of the lands and is minor in nature.

Conclusion

The Planning and Building Department has no objections to variances, as amended, subject to the conditions. The applicant may choose to defer the application to verify the accuracy of the requested variances and ensure additional variances are not required.

Comments Prepared by: Lucas Petricca, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

Enclosed for Committees information are photos of the existing parking area.





Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a Zoning certificate of Occupancy application under file 20-717. Based on review of the information currently available in this permit application, we advise that more information is required in order to verify the accuracy of the requested variance(s) or determine whether additional variance(s) will be required.

Please note that comments reflect those provided through the above permit application and should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the application file noted above, these comments may no longer be valid. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission procedures, separately through the application process in order to receive updated comments.

Comments Prepared by: Marco Palerma

Appendix 5 – Region of Peel Comments

We have no comments or objections.

Comments Prepared by: Diana Guida, Junior Planner



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A205.21
Ward: 11

Why you received this letter:

You are receiving this letter because you are the owner of a neighbouring property within 60m (200ft) of the subject property, or are the agent/interested party/owner of the property for the application.

Details of the application and meeting information:

The property owner of 2275 Britannia Road West, zoned E2-89 - Employment, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to allow an expansion of retail into Unit 11 proposing a total gross floor area of 1029.30sq.m (approx. 11,079.29sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 995.00sq.m (approx. 3264.44sq.ft) in this instance.

The Committee has set **Thursday June 3, 2021 at 1:00 pm** for the public hearing on this matter. As a result of COVID-19 restrictions and under the authority of the *Municipal Act, Emergency Management and Civil Protection Act* and *Statutory Powers Procedure Act*, City Council approved Committee of Adjustment hearings to be held electronically during an Emergency. All items on the agenda are scheduled for 1:00 pm and will be heard in the order shown on the agenda.

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If you wish to be notified of the decision of the Committee you must submit a written request to the Secretary-Treasurer via email or mail. This will also entitle you to be advised of appeal to the Local Planning Appeal Tribunal.

How to submit a written comment:

Written comments to the Committee must be received no later than 4:30pm the Tuesday prior to the hearing. Submissions are accepted by email at committee.adjustment@mississauga.ca or by mailing the Committee of Adjustment, 300 City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. Please include your name, your address, and application number or address of the property you are providing comments on.

Advance registration is required to participate in the electronic hearing:

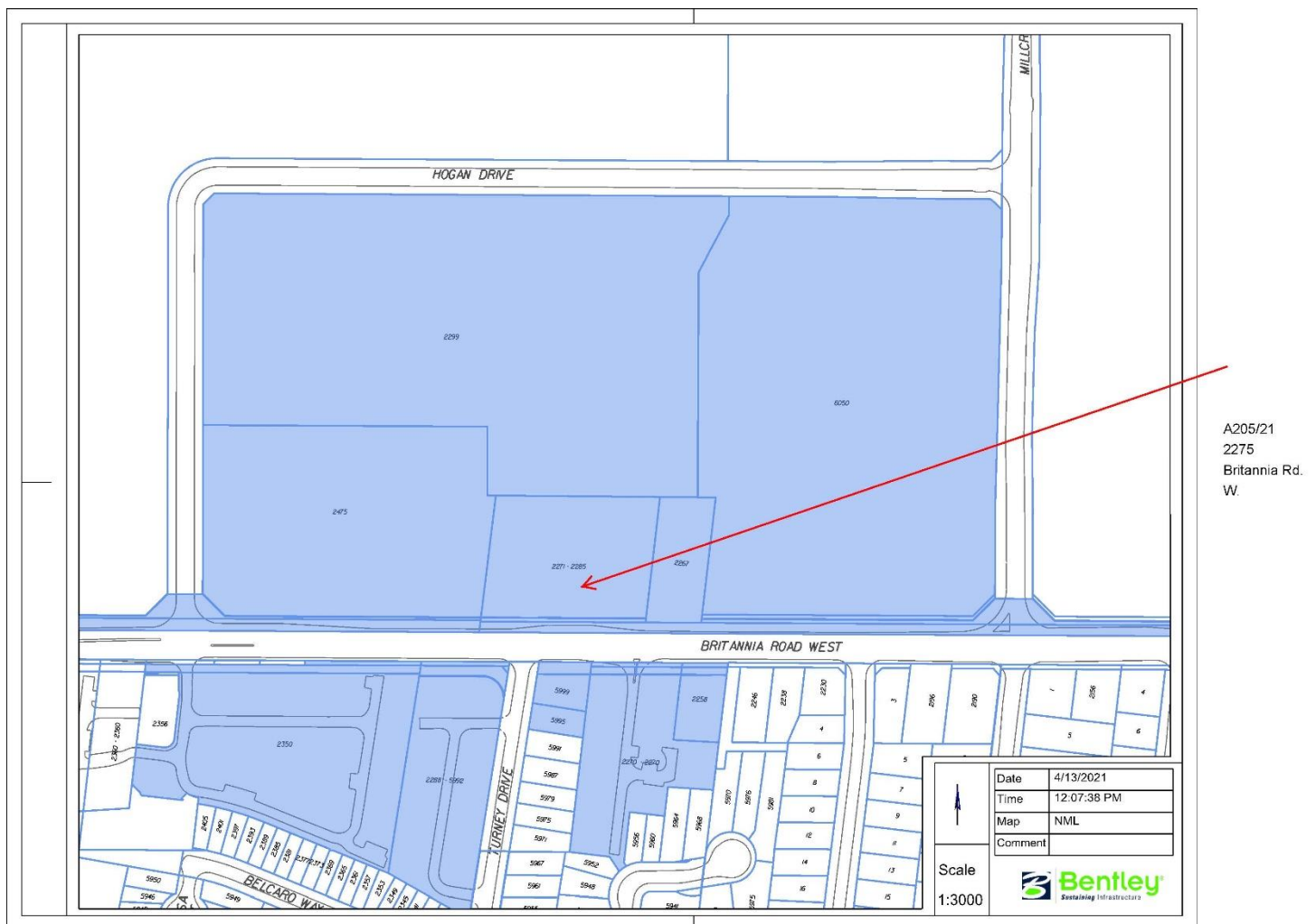
To participate electronically (computer, tablet or smartphone): Please email committee.adjustment@mississauga.ca no later than 4:30pm the Tuesday prior to the hearing. Any materials you wish to show the Committee during your presentation must be provided as an attachment to the email. Links to cloud services will not be accepted.

To participate by telephone: To register, please call 905-615-3200 x5209 no later than 4:30pm the Tuesday prior to the hearing. You must provide your name, phone number, and application you wish to speak to. Committee staff will provide you with further details prior to the start of the hearing.

Legal notice:

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Your comments are collected under the legal authority of the Planning Act R.S.O. 1990, Chapter c.P.13, as amended. Your comments regarding this application become the property of the City of Mississauga and will become part of the decision making process of the application. Pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M56, as amended, public feedback to planning proposals is considered a public record and will be disclosed to any individual (including being posted on the internet) upon request in accordance with Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M56, as amended. Questions about this collection should be directed to the Secretary-Treasurer, Committee of Adjustment, Office of the City Clerk, 300 City Centre Drive, Mississauga ON L5B 3C1 or (905) 615-3200 x5209.



City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2021-05-27	File(s): A205.21
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-06-03 1:00 PM

Consolidated Recommendation

The City has no objection to the variance, as requested. The Applicant may wish to defer the application to ensure that all required variances have been accurately identified.

Application Details

The applicant requests the Committee to allow an expansion of retail into Unit 11 proposing a total gross floor area of 1029.30sq.m (approx. 11,079.29sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 995.00sq.m (approx. 3264.44sq.ft) in this instance.

Amendments

The Building Department is currently processing a certificate of occupancy permit application under file 21-4616. Based on review of the information currently available for this application, we advise that the following variance should be amended as follows:

To increase the maximum gross floor area - non-residential used for a retail store, a personal service establishment, or any combination thereof to 1029.30m² whereas By-law 0225-2007, as amended permits a maximum area of 995m² to be used for a retail store, a personal service establishment, or any combination thereof in order to allow a new retail use to locate in Unit 11.

Background

Property Address: 2275 Britannia Road West

Mississauga Official Plan

Character Area: Meadowvale Business Park Corporate Centre

Designation: Business Employment

Zoning By-law 0225-2007

Zoning: E2-89 - Employment

Other Applications: C21-4616

Site and Area Context

The subject property is located north-east of the Britannia Rd W and Erin Mills Pkwy intersection. The subject property is an interior parcel, with a lot area of +/- 9,277.07m² and a lot frontage of +/- 112.85m. The property is currently a commercial plaza with minimal vegetation along the periphery of the lot. From a land-use perspective, the immediate neighbourhood is a mixture of employment buildings and residential townhouses and detached dwellings with moderate amounts of vegetation and landscape elements located on each parcel. The properties within the immediate area possess lot frontages of +/-60.0m.

The applicant is proposing a Shisha retail store requiring a variance to permit an increase in gross floor area.



Comments

Planning

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. Approval of applications must meet the requirements set out under 45(1) and/or 45(2) (a) or (b) in the *Planning Act*.

Staff comments concerning the application are as follows:

The site is located within the Meadowvale Business Park Corporate Centre Character Area, and is designated Business Employment by the Mississauga Official Plan (MOP). Section 15.4.4.7 indicates that the subject property is located within Exempt Site 7. Exempt sites reflect unique circumstances that are not representative of the vision, direction and planning policies of the MOP, but nonetheless are recognized because they contain established land uses. It is intended that these lands will eventually be redeveloped in accordance with the underlying designation and encouraged non-conforming uses to relocate to lands appropriately designated. In the interim, lands zoned to permit such uses or buildings are deemed to be in conformity with the provisions of the Plan. In this instance, general commercial uses are permitted to a maximum of 35% of the total gross floor area (GFA). As such, the proposed Shisha retail use is permitted within this designation. As the previous tenant of unit #11 was not a retail use, the proposed change in use has prompted an increase of GFA to 39.19%. Staff are of the opinion that the increase is marginal in nature and note that other retail uses exist within the plaza. Through a detailed review of the application, staff is of the opinion that the application is appropriate to be handled through the minor variance process. Further, the application raises no concerns of a planning nature.

Conclusion

The Planning and Building Department recommends that the Committee have regard for all comments and evidence provided by the applicant and area residents when assessing if the application meets the requirements of Section 45 (1) of the Planning Act. The Applicant may wish to defer the application to ensure that all required variances have been accurately identified.

Comments Prepared by: Brooke Herczeg RPP, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

This Department has no objections, comments or requirements with respect to C.A. 'A' 205/21.

Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a certificate of occupancy permit application under file 21-4616. Based on review of the information currently available for this application, we advise that the following variance(s) should be amended as follows:

To increase the maximum gross floor area - non-residential used for a retail store, a personal service establishment, or any combination thereof to 1029.30m² whereas By-law 0225-2007, as amended permits a maximum area of 995m² to be used for a retail store, a personal service establishment, or any combination thereof in order to allow a new retail use to locate in Unit 11.

Our comments are based on the plans received by zoning staff on 01/18/2021 for the above captioned certificate of occupancy permit application. Please note that should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the site plan approval process, these comments may no longer be valid. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission procedure, separately through the site plan approval process in order to receive updated comments.

Comments Prepared by: Sandra Morrison

Appendix 5 – Region of Peel Comments

We have no comments or objections.

Comments Prepared by: Diana Guida, Junior Planner



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A206.21
Ward: 2

Why you received this letter:

You are receiving this letter because you are the owner of a neighbouring property within 60m (200ft) of the subject property, or are the agent/interested party/owner of the property for the application.

Details of the application and meeting information:

The property owner of 1489 Gregwood Road, zoned R2-4 - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow the construction of a new house proposing:

1. A gross floor area of 658.98sq.m (approx. 7093.20sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 546.10sq.m (approx. 5878.17sq.ft) in this instance;
2. A dwelling depth of 20.12m (approx. 66.01ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00m (approx. 65.62ft) in this instance; and
3. A combined width of side yards of 6.11m (approx. 20.05ft) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 7.40m (approx. 24.28ft) in this instance.

The Committee has set **Thursday June 3, 2021 at 1:00 pm** for the public hearing on this matter. As a result of COVID-19 restrictions and under the authority of the *Municipal Act, Emergency Management and Civil Protection Act* and *Statutory Powers Procedure Act*, City Council approved Committee of Adjustment hearings to be held electronically during an Emergency. All items on the agenda are scheduled for 1:00 pm and will be heard in the order shown on the agenda.

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How to submit a written comment:

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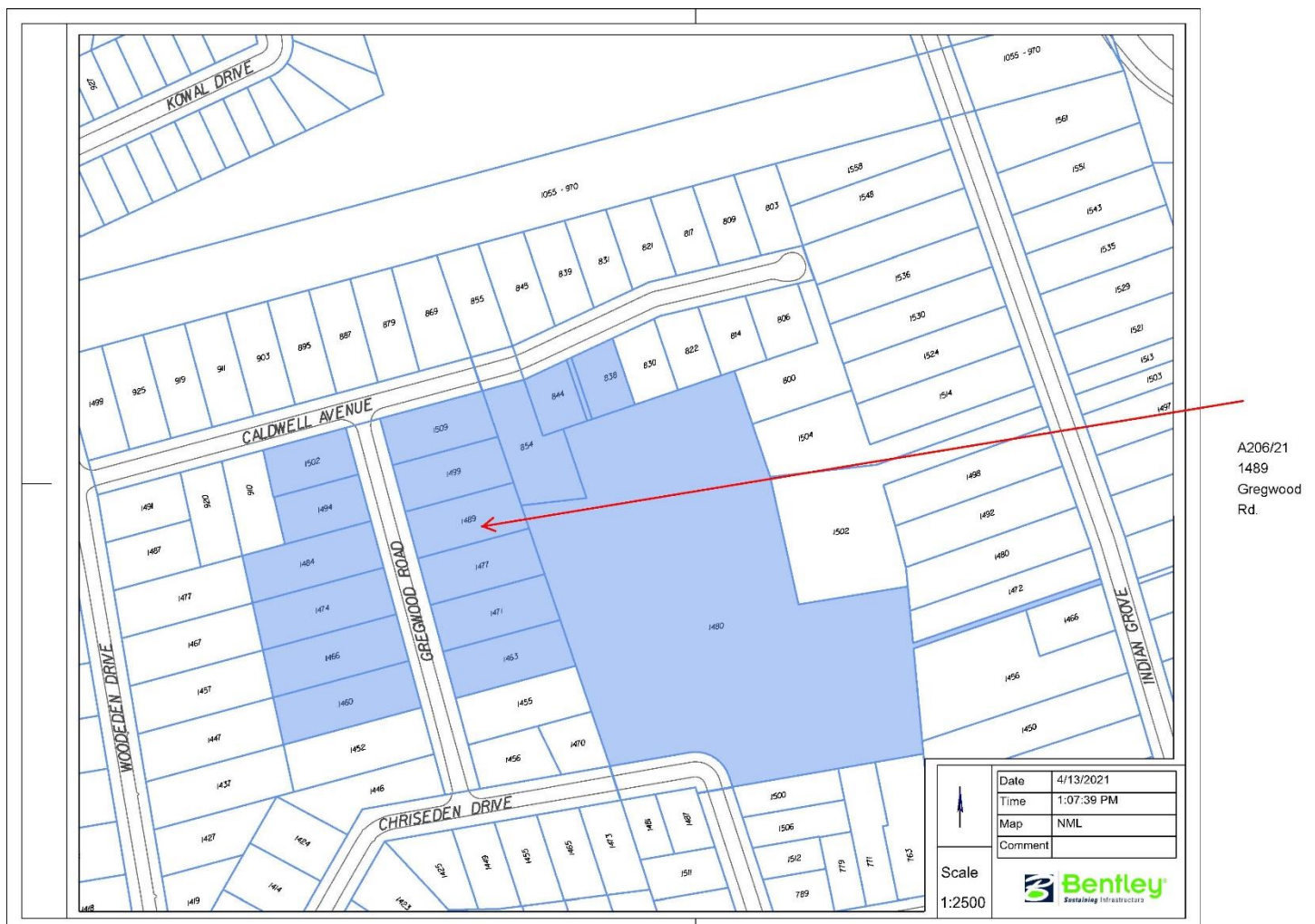
materials you wish to show the Committee during your presentation must be provided as an attachment to the email. Links to cloud services will not be accepted.

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City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2021-05-27	File(s): A206.21 Ward: 2
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-06-03 1:00 PM

Consolidated Recommendation

The City recommends that the application be deferred.

Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of a new house proposing:

1. A gross floor area of 658.98sq.m (approx. 7093.20sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 546.10sq.m (approx. 5878.17sq.ft) in this instance;
2. A dwelling depth of 20.12m (approx. 66.01ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00m (approx. 65.62ft) in this instance; and
3. A combined width of side yards of 6.11m (approx. 20.05ft) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 7.40m (approx. 24.28ft) in this instance.

Amendments

Variance #2 should be removed from the application

Background

Property Address: 1489 Gregwood Road

Character Area: Clarkson-Lorne Park Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

Zoning: R2-4 - Residential

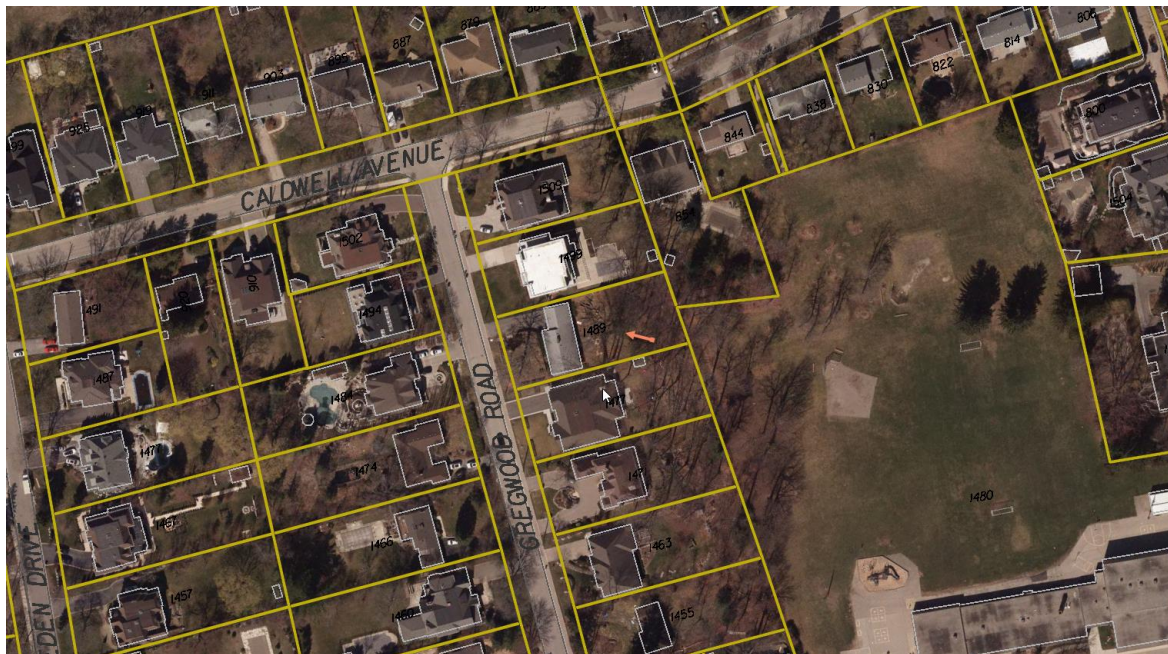
Other Applications

Site Plan Application: 20-74

Site and Area Context

The subject site is located within the Clarkson-Lorne Park Neighbourhood Character Area, southwest of Indian Gove and South Sheridan Way. The neighbourhood is entirely residential consisting of one and two storey detached dwellings with significant mature vegetation. Abutting the subject property to the rear is an institutional use known as Tecumseh Public School. The subject property contains an existing one storey dwelling with mature vegetation throughout the lot.

The applicant is proposing a two storey dwelling requiring variances related to gross floor area, combined side yard width and dwelling depth.



Comments

Planning

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. Approval of applications must meet the requirements set out under 45(1) and/or 45(2) (a) or (b) in the *Planning Act*.

Staff comments concerning the application are as follows:

The subject property is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan (MOP) which permits detached, semi-detached and duplex dwellings. As per Section 16.5.1.4 (Infill Housing), infill housing is encouraged to fit the scale and character of the surrounding area and to ensure that new development has minimal impact on its adjacent neighbours and to preserve generous setbacks. The gross floor area combined with the side yard width present some concerns regarding massing to the character streetscape. As such, staff recommends that the application be deferred to reduce the gross floor area.

Conclusion

The Planning and Building Department recommends that the application be deferred.

Comments Prepared by: Lucas Petricca, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed dwelling are being addressed through the Site Plan Application process, File SPI-20/074.

Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a site plan application under file SPI 20-74. Based on review of the information currently available in this permit application, we advise that the variance #2 regarding the dwelling depth of 20.12 m whereas a maximum of 20 m is permitted should be removed.

Please note that comments reflect those provided through the above permit application and should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the application file noted above, these comments may no longer be valid. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission procedures, separately through the application process in order to receive updated comments.

Comments Prepared by: Sherri Takaloo – Zoning Examiner

Appendix 5 – Region of Peel Comments

We have no comments or objections.

Comments Prepared by: Diana Guida, Junior Planner



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A207.21
Ward: 6

Why you received this letter:

You are receiving this letter because you are the owner of a neighbouring property within 60m (200ft) of the subject property, or are the agent/interested party/owner of the property for the application.

Details of the application and meeting information:

The property owner of 1453 Daniel Creek Road, zoned R4 - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to a widened driveway proposing:

1. A driveway width of 8.60m (approx. ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.68ft) in this instance; and
2. A front yard soft landscape area of 36.41% whereas By-law 0225-2007, as amended, requires a minimum front yard soft landscape area of 40.00% in this instance.

The Committee has set **Thursday June 3, 2021 at 1:00 pm** for the public hearing on this matter. As a result of COVID-19 restrictions and under the authority of the *Municipal Act, Emergency Management and Civil Protection Act* and *Statutory Powers Procedure Act*, City Council approved Committee of Adjustment hearings to be held electronically during an Emergency. All items on the agenda are scheduled for 1:00 pm and will be heard in the order shown on the agenda.

You can get more information on this matter by emailing committee.adjustment@mississauga.ca or calling 905-615-3200 x5209. You can review city staff and agency comments one week before the hearing at the following link: <http://www.mississauga.ca/portal/cityhall/calendar>. Hearings will be streamed online for the public to view at the following link: <http://www.mississauga.ca/portal/cityhall/council-and-committee-videos>.

If you wish to be notified of the decision of the Committee you must submit a written request to the Secretary-Treasurer via email or mail. This will also entitle you to be advised of appeal to the Local Planning Appeal Tribunal.

How to submit a written comment:

Written comments to the Committee must be received no later than 4:30pm the Tuesday prior to the hearing. Submissions are accepted by email at committee.adjustment@mississauga.ca or by mailing the Committee of Adjustment, 300 City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. Please include your name, your address, and application number or address of the property you are providing comments on.

Advance registration is required to participate in the electronic hearing:

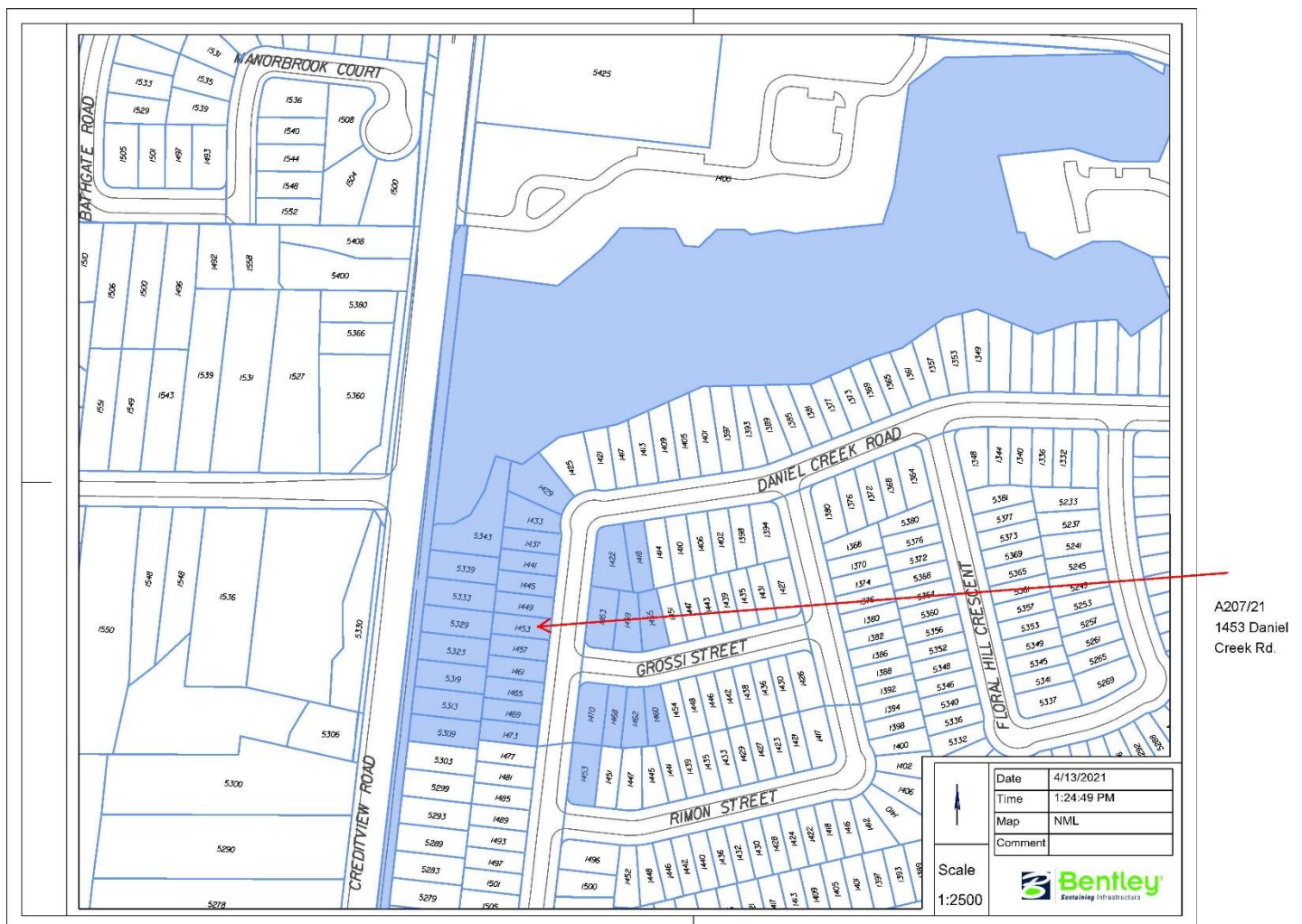
To participate electronically (computer, tablet or smartphone): Please email committee.adjustment@mississauga.ca no later than 4:30pm the Tuesday prior to the hearing. Any materials you wish to show the Committee during your presentation must be provided as an attachment to the email. Links to cloud services will not be accepted.

To participate by telephone: To register, please call 905-615-3200 x5209 no later than 4:30pm the Tuesday prior to the hearing. You must provide your name, phone number, and application you wish to speak to. Committee staff will provide you with further details prior to the start of the hearing.

Legal notice:

If holding an electronic rather than an oral hearing is likely to cause a party significant prejudice a written request may be made to have the Committee consider holding an oral hearing on an application. The request must include your name, address, contact information, and the reasons for prejudice and must be received no later than 4:30pm the Tuesday prior to the hearing to committee.adjustment@mississauga.ca. If a party does not submit a request and does not participate in the hearing the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

Your comments are collected under the legal authority of the Planning Act R.S.O. 1990, Chapter c.P.13, as amended. Your comments regarding this application become the property of the City of Mississauga and will become part of the decision making process of the application. Pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M56, as amended, public feedback to planning proposals is considered a public record and will be disclosed to any individual (including being posted on the internet) upon request in accordance with Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M56, as amended. Questions about this collection should be directed to the Secretary-Treasurer, Committee of Adjustment, Office of the City Clerk, 300 City Centre Drive, Mississauga ON L5B 3C1 or (905) 615-3200 x5209.



City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2021-05-27	File(s): A207.21
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-06-03 1:00 PM

Consolidated Recommendation

The City recommends that the application be refused. The applicant may choose to defer the application to verify the requested variances and ensure additional variances are not required.

Application Details

The applicant requests the Committee to approve a minor variance to a widened driveway proposing:

1. A driveway width of 8.60m (approx. ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.68ft) in this instance; and
2. A front yard soft landscape area of 36.41% whereas By-law 0225-2007, as amended, requires a minimum front yard soft landscape area of 40.00% in this instance.

Background

Property Address: 1453 Daniel Creek Road

Mississauga Official Plan

Character Area: East Credit Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

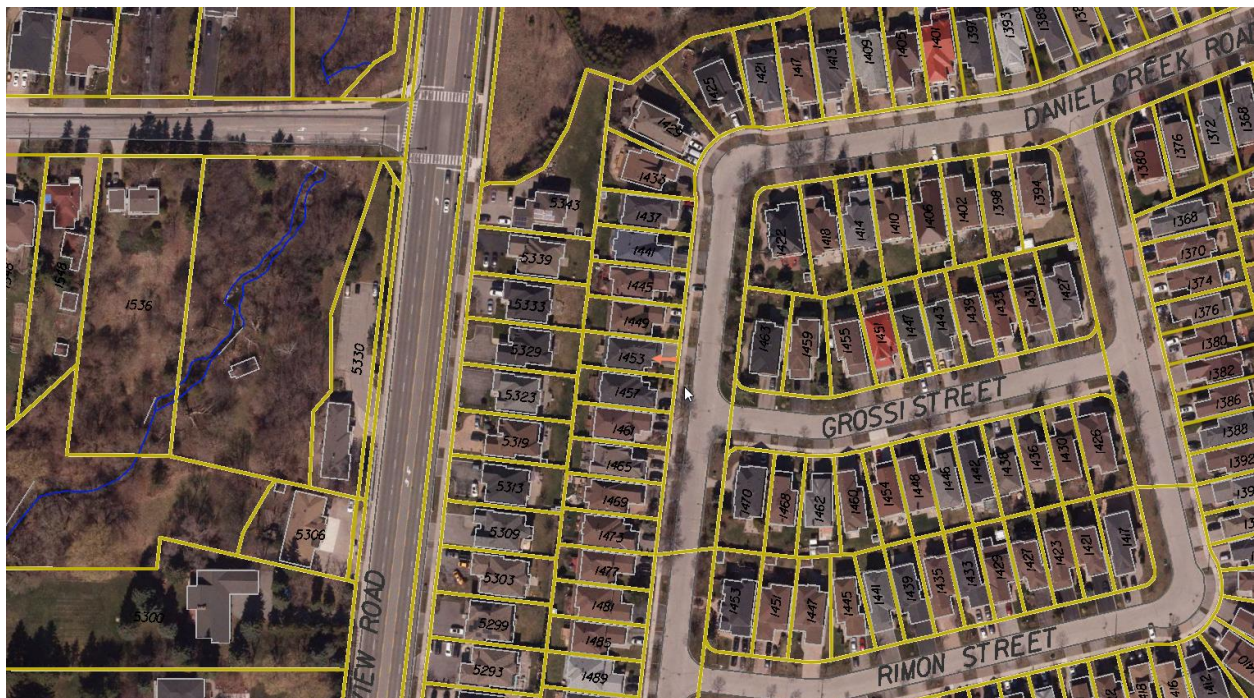
Zoning: R4 - Residential

Other applications: None

Site and Area Context

The subject property is located south-east of the Bristol Rd and Creditview Rd intersection. The property is an interior parcel, with a lot area of +/- 409.92m² and a lot frontage of +/- 12.29m. Currently the property houses a two-storey, detached dwelling with minimal vegetation and landscape elements within the front and rear yards. Contextually, the area is comprised exclusively of residential detached dwellings. The properties within the immediate area possess lot frontages of +/- 12.0m, with minimal vegetative / natural landscaped elements within the front yards.

The applicant is proposing to widen the existing driveway requiring variances for driveway width and reduced soft landscaping in the front yard.



Comments

Planning

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. Approval of applications must meet the requirements set out under 45(1) and/or 45(2) (a) or (b) in the *Planning Act*.

Staff comments concerning the application of the four tests to this minor variance request are as follows:

Does the proposal maintain the general intent and purpose of the Official Plan?

The site is situated within the East Credit Neighbourhood Character Area, and designated Residential Low Density II by the Mississauga Official Plan (MOP). This designation permits detached, semi-detached, duplex and triplex dwellings. As per Section 9.1 (Introduction), driveway widths should respect the identity and character of the surrounding area. The planned context of this neighbourhood is that of detached dwellings serviced by appropriately sized driveways and setbacks, with the remainder of the property's frontage serving in the form of a soft-landscaped area. From a streetscape perspective, the proposed driveway, and its associate hard-surfaced area, represents a significant portion of the property's front yard. This is visibly different from the other lots within this neighbourhood, which is used to define the area's planned context. The proposal does not meet the purpose or general intent of the Official Plan.

Does the proposal maintain the general intent and purpose of the Zoning By-law?

Variance #1 and #2 as requested pertains to a wider driveway:

Table 4.2.1 (R1 to R5 Permitted Uses and Zone Regulations) of the zoning by-law permits a maximum driveway width for a detached dwelling of 6.0m; whereas, the applicant is proposing 8.60m. The general intent of this portion of the Zoning By-law is to permit a driveway width large enough to provide the necessary space for two vehicles parked side-by-side, with the remainder of front yard being soft landscaping. The Applicant's proposal results in a driveway large enough to accommodate three vehicles parked side-by-side at its widest point, thereby creating a deficiency in the required soft landscaping area of 36.41% whereas 40.0% is permitted. Staff note that the variance, as amended, does not meet the purpose or general intent of the Zoning By-law.

Is the proposal desirable for the appropriate development of the subject lands and minor in nature?

Staff finds the proposed driveway creates a significant amount of hardscaping, resulting in the driveway becoming the prominent feature of the front yard. This is an undesirable development of the land, and one whose effects are not minor in nature.

Conclusion

The City recommends that the application be refused. The applicant may choose to defer the application to verify the requested variances and ensure additional variances are not required.

Appendices

Appendix 1 – Transportation and Works Comments

This department notes that with regard to the widened driveway within the municipal boulevard (the area between the municipal curb and property line) we would request that this area be reinstated with topsoil and sod should the application be modified to reflect a smaller driveway width within the subject property or if the application is not supported by the Committee.





Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is not in receipt of any permit applications at this time and the applicant is advised that a zoning review has not been completed. We are unable to confirm the accuracy of the requested variance(s) or determine whether additional variance(s) may be required.

The applicant is advised that a completed zoning review may identify additional instances of zoning non-compliance. The applicant may consider applying for a preliminary zoning review application and submit working drawings for a detailed zoning review to be completed. A minimum of 6-8 weeks will be required to process a preliminary zoning review application depending on the complexity of the proposal and the detail of the information submitted.

Comments Prepared by: Daniel Grdasic, Planning Associate

Appendix 5 – Region of Peel Comments

We have no comments or objections.

Comments Prepared by: Diana Guida, Junior Planner



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A208.21
Ward: 1

Why you received this letter:

You are receiving this letter because you are the owner of a neighbouring property within 60m (200ft) of the subject property, or are the agent/interested party/owner of the property for the application.

Details of the application and meeting information:

The property owner of 86 Troy Street, zoned R3-1 - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow the construction of a new house proposing:

1. A gross floor area of 384.24sq.m (approx. 4135.93sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 326.31sq.m (approx. 3512.37sq.ft) in this instance;
2. A building height measured to the eaves of 6.64m (approx. 21.78ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured to the eaves of 6.40m (approx. 21.00ft) in this instance;
3. A horizontal setback measured to the Metrolinx rail corridor of 15.15m (approx. 49.70ft) whereas By-law 0225-2007, as amended, requires a minimum horizontal setback distance to the Metrolinx rail corridor of 30.00m (approx. 98.43ft) in this instance; and
4. A height of a safety wall barrier (In compliance with Metrolinx safety standards) of 0m whereas By-law 0225-2007, as amended, requires a minimum height of a safety wall barrier of 2.50m (approx. 8.20ft) in this instance.

The Committee has set **Thursday June 3, 2021 at 1:00 pm** for the public hearing on this matter. As a result of COVID-19 restrictions and under the authority of the *Municipal Act, Emergency Management and Civil Protection Act* and *Statutory Powers Procedure Act*, City Council approved Committee of Adjustment hearings to be held electronically during an Emergency. All items on the agenda are scheduled for 1:00 pm and will be heard in the order shown on the agenda.

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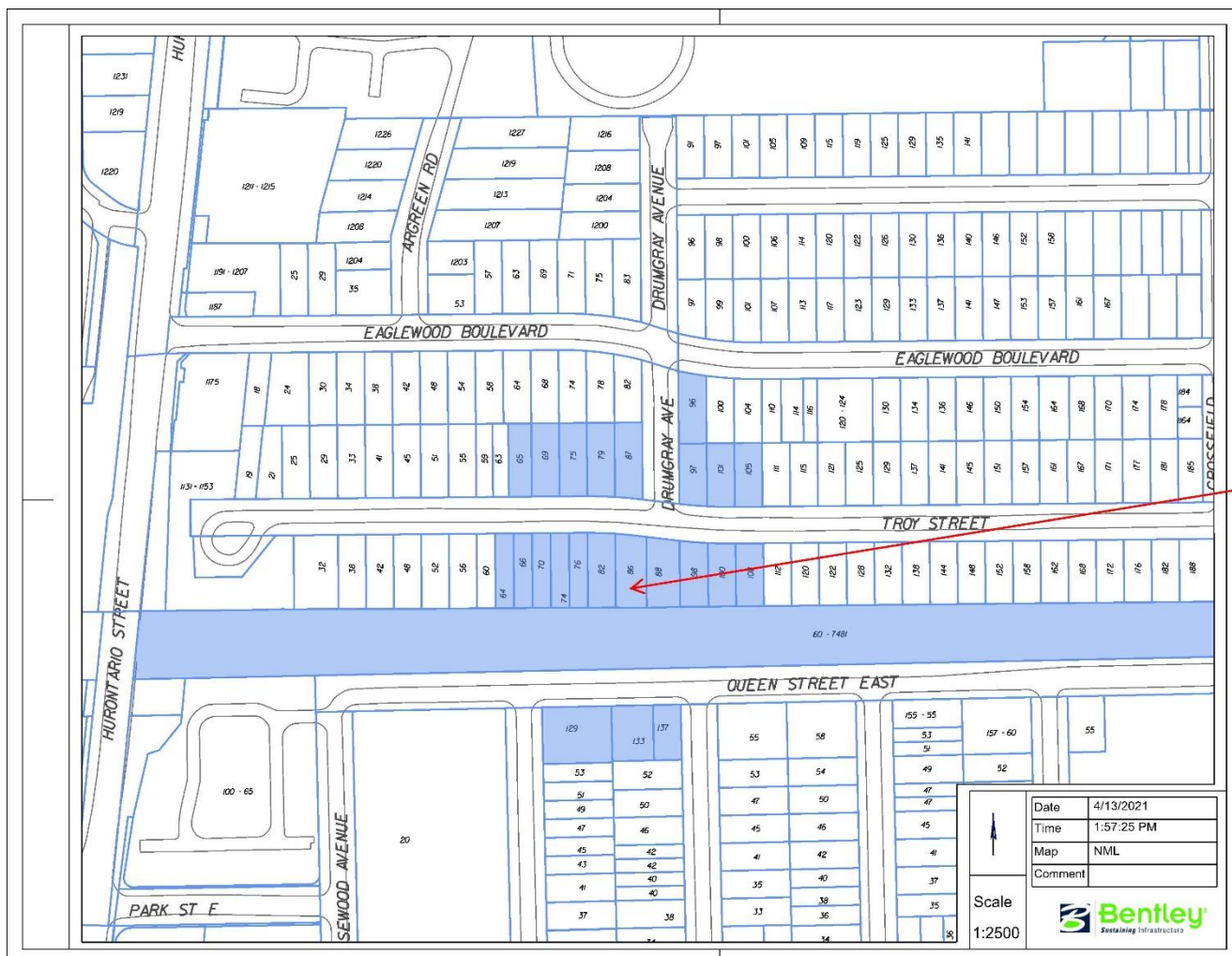
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A208/21
86 Troy St.

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2021-05-27	File(s): A208.21 Ward: 1
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-06-03 1:00 PM

Consolidated Recommendation

The City recommends that the application be deferred.

Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of a new house proposing:

1. A gross floor area of 384.24sq.m (approx. 4135.93sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 326.31sq.m (approx. 3512.37sq.ft) in this instance;
2. A building height measured to the eaves of 6.64m (approx. 21.78ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured to the eaves of 6.40m (approx. 21.00ft) in this instance;
3. A horizontal setback measured to the Metrolinx rail corridor of 15.15m (approx. 49.70ft) whereas By-law 0225-2007, as amended, requires a minimum horizontal setback distance to the Metrolinx rail corridor of 30.00m (approx. 98.43ft) in this instance; and
4. A height of a safety wall barrier (In compliance with Metrolinx safety standards) of 0m whereas By-law 0225-2007, as amended, requires a minimum height of a safety wall barrier of 2.50m (approx. 8.20ft) in this instance.

Amendments

Variance #4 should be removed from the application

Background

Property Address: 86 Troy Street

Mississauga Official Plan

Character Area: Mineola Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: R3-1 - Residential

Other Applications

Site Plan Application: 20-30

Site and Area Context

The subject property is located within the Mineola Neighbourhood Character Area, southeast of Hurontario Street and Eaglewood Boulevard. The neighbourhood is entirely residential, consisting of one and two storey detached dwellings with little vegetation. The subject property contains an existing one storey detached dwelling, adjacent to an existing railway corridor. The properties on the south side of Troy Street historically contain deficiencies related to setbacks measured to the railway.

The applicant is proposing a new two storey dwelling, requiring variances regarding gross floor area, eave height, and a deficient setback to the railway.



Comments

Planning

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. Approval of applications must meet the requirements set out under 45(1) and/or 45(2) (a) or (b) in the *Planning Act*.

Staff comments concerning the application are as follows:

Through a review of the application, it appears the elevations submitted through the site plan process are different than the ones submitted with the minor variance application. The elevations submitted with the minor variance application propose an eave height of 6.79 m rather than the proposed 6.64 m. It also appears that a variance for an overall height of 9.05 m whereas 9 m is permitted is also required. Additionally, the zoning by-law does not regulate the height of a safety wall barrier. This is a standard from Metrolinx that cannot be removed by variance. The applicant should reach out to Metrolinx through the site plan process regarding this issue. As such, variance #4 should be removed from the application. Additionally, the increased gross floor area may present some massing concerns to the neighbouring properties and the streetscape character. As such, staff recommends that the application be deferred to verify the accuracy of the variances requested and to reduce the gross floor area.

Conclusion

The Planning and Building Department recommends that the application be deferred.

Comments Prepared by: Lucas Petricca, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed dwelling are being addressed through the Site Plan Application process, File SPI-20/030.

Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a site plan approval application under file SPI 20-030. Based on review of the information currently available for this application, we advise that more information is required to verify the accuracy of the requested variance(s) or determine whether additional variances will be required.

Variance 4 is not a Zoning By-law item and cannot be confirmed by Zoning staff

Further, we advise that more information is required to determine whether additional variances will be required.

Our comments are based on the plans received by Zoning staff on 02/21/2021 for the above captioned site plan application. Please note that should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the site plan approval process, these comments may no longer be valid. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission procedure, separately through the site plan approval process in order to receive updated comments.

Comments Prepared by: A. McCormack

Appendix 5 – Region of Peel Comments

Development Engineering: Camila Marczuk (905) 791-7800 x8230

Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections.

Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals are required prior to the local municipality issuing building

City Department and Agency Comments	File:A208.21	2021/05/27	5
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permit. For more information, please contact Servicing Connections at siteplanservicing@peelregion.ca

Comments Prepared by: Diana Guida, Junior Planner



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A43.21
Ward: 2

Why you received this letter:

You are receiving this letter because you are the owner of a neighbouring property within 60m (200ft) of the subject property, or are the agent/interested party/owner of the property for the application.

Details of the application and meeting information:

The property owner of 1302 Martley Drive, zoned R2-4 - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow the construction of a new home on the subject property proposing:

1. A gross floor area of 424.00sq.m (approx. 4,563.90sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 374.15sq.m (approx. 4,027.32sq.ft) in this instance;
2. A height of 10.13m (approx. 33.23ft) whereas By-law 0225-2007, as amended, permits a maximum height of 9.50m (approx. 31.17ft) in this instance; and
3. A height to the eaves of 6.66m (approx. 21.85ft) whereas By-law 0225-2007, as amended, permits a maximum height to the eaves of 6.40m (approx. 21.00ft) in this instance.

The Committee has set **Thursday June 3, 2021 at 1:00 pm** for the public hearing on this matter. As a result of COVID-19 restrictions and under the authority of the *Municipal Act, Emergency Management and Civil Protection Act* and *Statutory Powers Procedure Act*, City Council approved Committee of Adjustment hearings to be held electronically during an Emergency. All items on the agenda are scheduled for 1:00 pm and will be heard in the order shown on the agenda.

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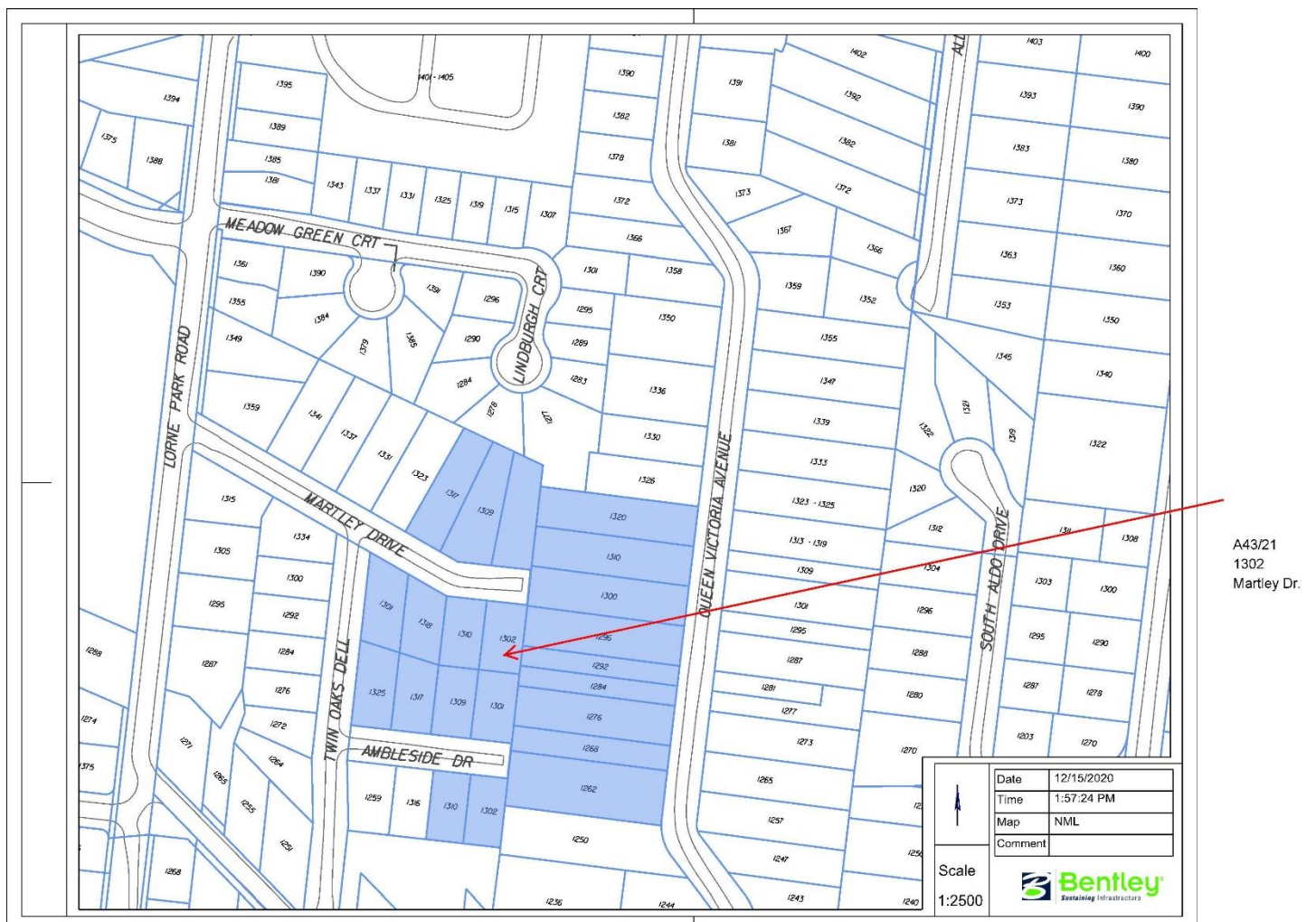
materials you wish to show the Committee during your presentation must be provided as an attachment to the email. Links to cloud services will not be accepted.

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Legal notice:

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City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2021-05-27	File(s): A43.21 Ward: 2
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-06-03 1:00 PM

Consolidated Recommendation

The City has no objections to the requested variances. The applicant may choose to defer the application to ensure that additional variances are not required.

Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of a new home on the subject property proposing:

1. A gross floor area of 424.00sq.m (approx. 4,563.90sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 374.15sq.m (approx. 4,027.32sq.ft) in this instance;
2. A height of 10.13m (approx. 33.23ft) whereas By-law 0225-2007, as amended, permits a maximum height of 9.50m (approx. 31.17ft) in this instance; and
3. A height to the eaves of 6.66m (approx. 21.85ft) whereas By-law 0225-2007, as amended, permits a maximum height to the eaves of 6.40m (approx. 21.00ft) in this instance.

Background

Property Address: 1302 Martley Drive

Mississauga Official Plan

Character Area: Clarkson-Lorne Park Neighbourhood
Designation: Residential Low Density I

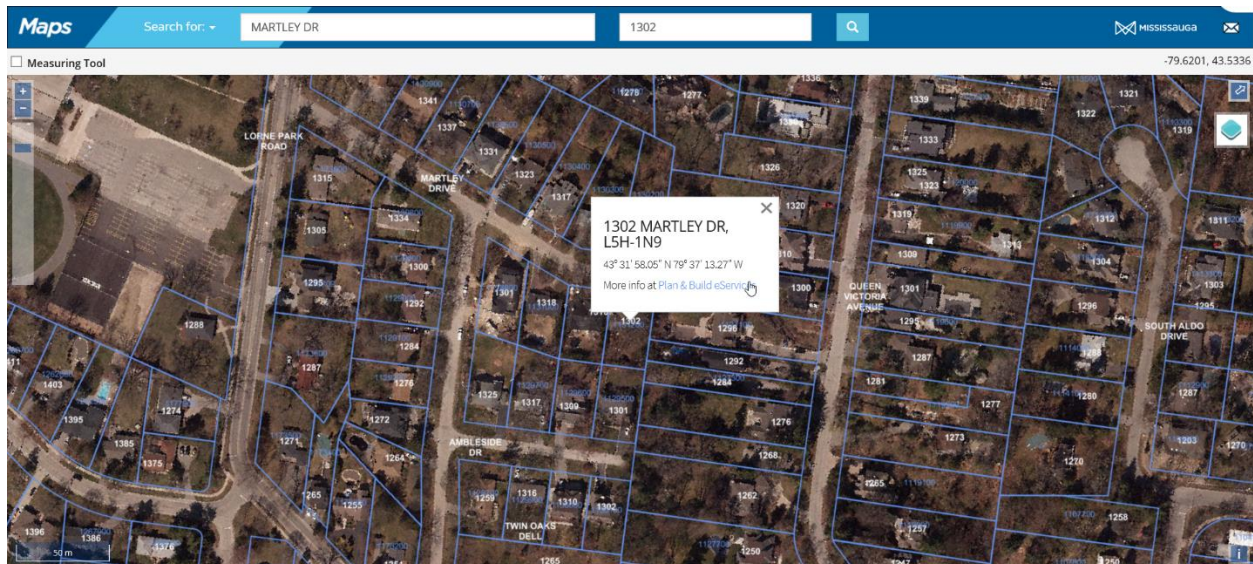
Zoning By-law 0225-2007

Zoning: R2-4 - Residential

Site and Area Context

The subject property is located within the Clarkson-Lorne Park Neighbourhood Character Area, southeast of Lorne Park Road and Truscott Drive. The immediate neighbourhood is entirely residential, consisting of one and two storey detached dwellings with mature vegetation. The subject property contains an existing one storey dwelling with mature vegetation.

The application was previously deferred from the February 18th, 2021 Committee of Adjustment hearing to reduce the gross floor area. The application has been revised to include a reduced gross floor area and overall height. Additionally, the combined side yard width has been removed from the application. The applicant is proposing a new two storey dwelling, requiring variances related to gross floor area, height and combined side yard width setback.



Comments

Planning

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. Approval of applications must meet the requirements set out under 45(1) and/or 45(2) (a) or (b) in the *Planning Act*.

Staff comments concerning the application of the four tests to this minor variance request are as follows:

Does the proposal maintain the general intent and purpose of the Official Plan?

The subject property is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan (MOP) which permits detached, semi-detached and duplex dwellings. As per Section 16.5.1.4 (Infill Housing), infill housing is encouraged to fit the scale and character of the surrounding area and to ensure that new development has minimal impact on its adjacent neighbours. The proposed detached dwelling respects the designated land use, and has regard for the distribution of massing on the property as a whole, maintaining the character of the surrounding neighbourhood. Staff is of the opinion that the general intent and purpose of the official plan is maintained.

Does the proposal maintain the general intent and purpose of the Zoning By-law?

The application proposes an increase in gross floor area, dwelling height and eave height. The intent of the infill regulations is to maintain compatibility between existing and new dwellings while also lessening the visual massing of the dwelling. By bringing the edge of the roof closer to the ground, the dwelling will have a more human scale. The proposed dwelling contains a staggered front façade with various architectural features, breaking up the overall massing of the dwelling in relation to the streetscape. Additionally, the westerly side of the dwelling is broken up into different rooflines which minimizes the impact of the increased height and massing to the neighbouring property. As such, the proposed dwelling will not significantly alter the existing context of the surrounding neighbourhood. Staff is of the opinion that the general intent and purpose of the zoning by-law is maintained.

Is the proposal desirable for the appropriate development of the subject lands and minor in nature?

The proposed dwelling maintains compatibility with newer two storey dwellings and does not alter the existing and planned character streetscape. The proposed dwelling contains architectural features that break up the overall massing of the dwelling to the streetscape and neighbouring properties. Additionally, the second storey is partially built within the roofline, further mitigating the impact of the increased gross floor area and height. Staff is of the opinion that the application represents orderly development of the lands and is minor in nature.

Conclusion

The Planning and Building Department has no objections to the requested variances, as amended. However, the applicant may choose to defer the application to ensure that additional variances are not required.

Comments Prepared by: Lucas Petricca, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed dwelling will be addressed through the future Site Plan Approval process.

Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is not in receipt of any permit applications at this time and the applicant is advised that a zoning review has not been completed. We are unable to confirm the accuracy of the requested variance(s) or determine whether additional variance(s) may be required.

The applicant is advised that a completed zoning review may identify additional instances of zoning non-compliance. The applicant may consider applying for a preliminary zoning review application and submit working drawings for a detailed zoning review to be completed. A minimum of 6-8 weeks will be required to process a preliminary zoning review application depending on the complexity of the proposal and the detail of the information submitted.

Comments Prepared by: Brandon Eidner, Zoning Examiner

Appendix 5 – Region of Peel Comments

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



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A57.21
Ward: 11

Why you received this letter:

You are receiving this letter because you are the owner of a neighbouring property within 60m (200ft) of the subject property, or are the agent/interested party/owner of the property for the application.

Details of the application and meeting information:

The property owner of 6880 Second Line West, zoned R2-10 - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow an addition proposing:

1. A driveway width within 6 metres of the garage face of 11.47m (approx. 37.63ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width within 6 metres of the garage face of 10.50m (approx. 34.45ft) in this instance;
2. A driveway width beyond 6 metres of the garage face of 10.71m (approx. 35.14ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width beyond 6 metres of the garage face of 8.50m (approx. 27.89ft) in this instance;
3. A walkway attachment of 3.54m (approx. 11.61ft) whereas By-law 0225-2007, as amended, permits a maximum walkway attachment of 1.50m (approx. 4.92ft) in this instance;
4. 3 flat roofs whereas By-law 0225-2007, as amended, does not permit flat roofs in this instance;
5. A height of an accessory structure of 4.33m (approx. 14.21ft) whereas By-law 0225-2007, as amended, permits a maximum height of an accessory structure of 3.50m (approx. 11.48ft) in this instance;
6. An accessory structure area of 67.58sq.m (approx. 727.43sq.ft) whereas By-law 0225-2007, as amended, permits a maximum accessory structure area of 20.00sq.m (approx. 215.28sq.ft) in this instance; and
7. A combined occupied area for all accessory buildings and structures of 85.64sq.m (approx. 921.82sq.ft) whereas By-law 0225-2007, as amended, permits a maximum combined occupied area for all accessory buildings and structures of 60.00sq.m (approx. 645.83sq.ft) in this instance.

The Committee has set **Thursday June 3, 2021 at 1:00 pm** for the public hearing on this matter. As a result of COVID-19 restrictions and under the authority of the *Municipal Act, Emergency Management and Civil Protection Act* and *Statutory Powers Procedure Act*, City Council approved Committee of Adjustment hearings to be held electronically during an Emergency. All items on the agenda are scheduled for 1:00 pm and will be heard in the order shown on the agenda.

You can get more information on this matter by emailing committee.adjustment@mississauga.ca or calling 905-615-3200 x5209. You can review city staff and agency comments one week before the hearing at the following link: <http://www.mississauga.ca/portal/cityhall/calendar>. Hearings will be streamed online for the public to view at the following link: <http://www.mississauga.ca/portal/cityhall/council-and-committee-videos>.

If you wish to be notified of the decision of the Committee you must submit a written request to the Secretary-Treasurer via email or mail. This will also entitle you to be advised of appeal to the Local Planning Appeal Tribunal.

How to submit a written comment:

Written comments to the Committee must be received no later than 4:30pm the Tuesday prior to the hearing. Submissions are accepted by email at committee.adjustment@mississauga.ca or by mailing the Committee of Adjustment, 300 City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. Please include your name, your address, and application number or address of the property you are providing comments on.

Advance registration is required to participate in the electronic hearing:

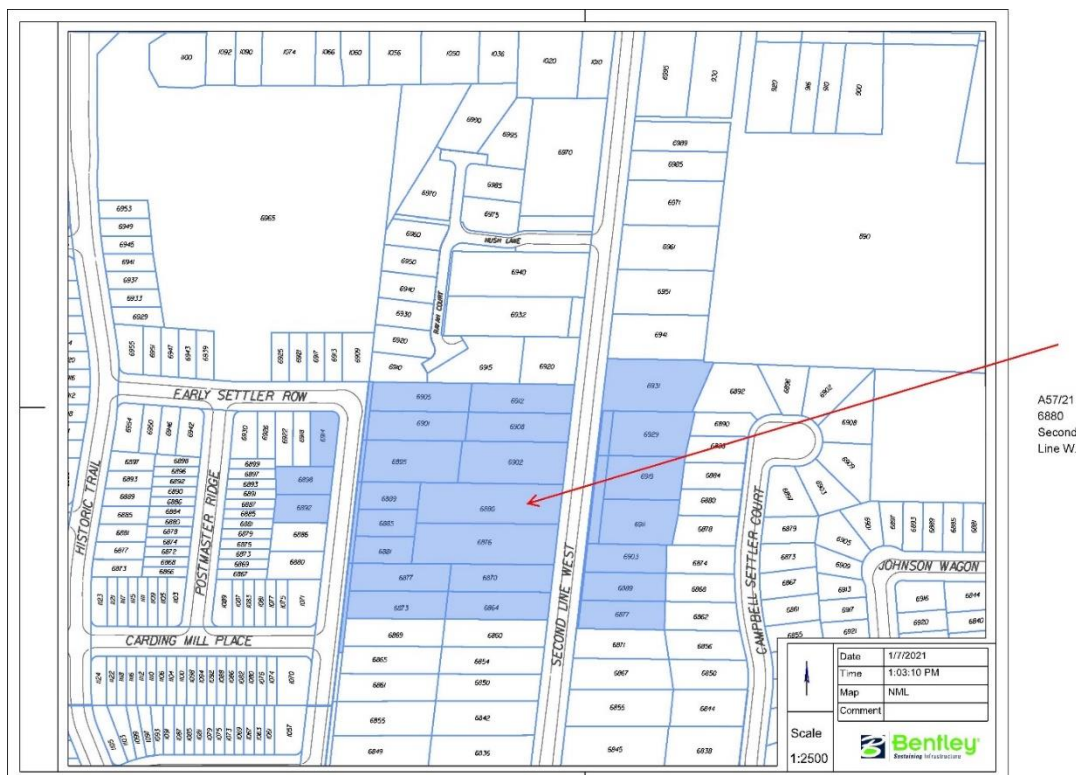
To participate electronically (computer, tablet or smartphone): Please email committee.adjustment@mississauga.ca no later than 4:30pm the Tuesday prior to the hearing. Any materials you wish to show the Committee during your presentation must be provided as an attachment to the email. Links to cloud services will not be accepted.

To participate by telephone: To register, please call 905-615-3200 x5209 no later than 4:30pm the Tuesday prior to the hearing. You must provide your name, phone number, and application you wish to speak to. Committee staff will provide you with further details prior to the start of the hearing.

Legal notice:

If holding an electronic rather than an oral hearing is likely to cause a party significant prejudice a written request may be made to have the Committee consider holding an oral hearing on an application. The request must include your name, address, contact information, and the reasons for prejudice and must be received no later than 4:30pm the Tuesday prior to the hearing to committee.adjustment@mississauga.ca. If a party does not submit a request and does not participate in the hearing the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

Your comments are collected under the legal authority of the Planning Act R.S.O. 1990, Chapter c.P.13, as amended. Your comments regarding this application become the property of the City of Mississauga and will become part of the decision making process of the application. Pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M56, as amended, public feedback to planning proposals is considered a public record and will be disclosed to any individual (including being posted on the internet) upon request in accordance with Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M56, as amended. Questions about this collection should be directed to the Secretary-Treasurer, Committee of Adjustment, Office of the City Clerk, 300 City Centre Drive, Mississauga ON L5B 3C1 or (905) 615-3200 x5209.



City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2021-05-28	File(s): A57.21 Ward 11
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-06-03 1:00 PM

Consolidated Recommendation

The City has no objection to the variance(s), as requested. Should Committee see merit in the Application, Planning Staff would recommend the conditions identified below be imposed.

Application Details

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

1. A driveway width within 6 metres of the garage face of 11.47m (approx. 37.63ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width within 6 metres of the garage face of 10.50m (approx. 34.45ft) in this instance;
2. A driveway width beyond 6 metres of the garage face of 10.71m (approx. 35.14ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width beyond 6 metres of the garage face of 8.50m (approx. 27.89ft) in this instance;
3. A walkway attachment of 3.54m (approx. 11.61ft) whereas By-law 0225-2007, as amended, permits a maximum walkway attachment of 1.50m (approx. 4.92ft) in this instance;
4. 3 flat roofs whereas By-law 0225-2007, as amended, does not permit flat roofs in this instance;
5. A height of an accessory structure of 4.33m (approx. 14.21ft) whereas By-law 0225-2007, as amended, permits a maximum height of an accessory structure of 3.50m (approx. 11.48ft) in this instance;
6. An accessory structure area of 67.58sq.m (approx. 727.43sq.ft) whereas By-law 0225-2007, as amended, permits a maximum accessory structure area of 20.00sq.m (approx. 215.28sq.ft) in this instance; and
7. A combined occupied area for all accessory buildings and structures of 85.64sq.m (approx. 921.82sq.ft) whereas By-law 0225-2007, as amended, permits a maximum combined occupied area for all accessory buildings and structures of 60.00sq.m (approx. 645.83sq.ft) in this instance.

Amendments

The Planning and Building Department is currently processing a site plan approval application under file SPI 20-136. Based on review of the information currently available for this application, we advise that the following variance is required:

One (1) existing garage to remain and one (1) proposed garage (carport), whereas By-law 0225-2007, as amended, permits a maximum of one (1) garage in this instance;

Recommended Conditions and Terms

We would request the following conditions:

1. That the approval of the variances is tied to the approved site plan with the removal of the existing hardscaping in the rear yard and the reinstatement of sod.

Background

Property Address: 6880 Second Line West

Mississauga Official Plan

Character Area: Meadowvale Village Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

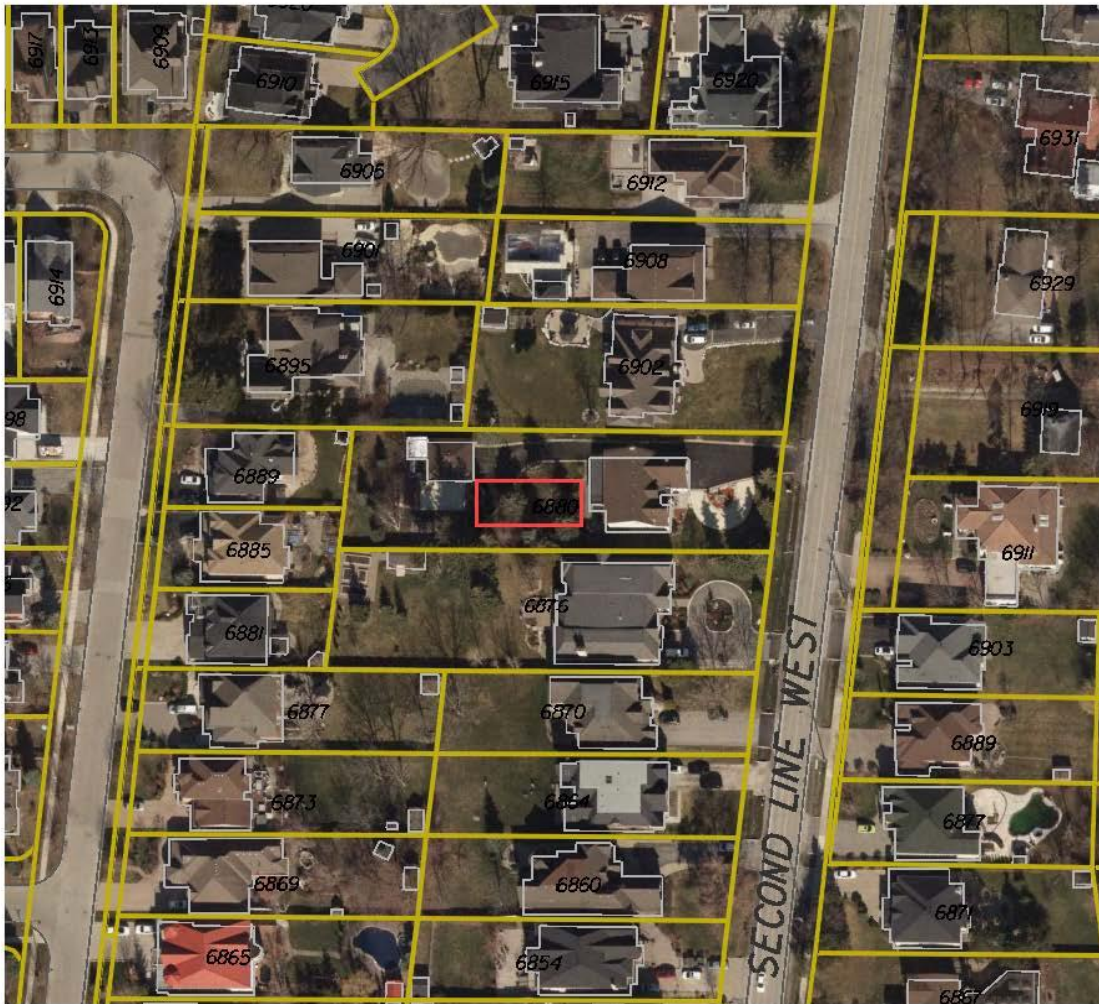
Zoning: R2-10 - Residential

Other Applications: BP 9ALT 20-3557

Site and Area Context

The subject property is located south-west of the Second Line W and Old Derry Rd intersection. It is an interior parcel with a lot area of +/- 2,645.35m² and a lot frontage of +/- 27.37m. The property currently houses a two-storey, detached dwelling with mature vegetation and landscape elements in the front and rear yards. Contextually, the area is comprised primarily of two-storey detached dwellings with lot frontages +/-19.0m with mature vegetation and landscape elements present in the front yards.

The applicant is proposing a series of additions to the existing dwelling that require variances for driveway width, walkway attachments and flat roofs.



Comments

Planning

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. Approval of applications must meet the requirements set out under 45(1) and/or 45(2) (a) or (b) in the *Planning Act*.

Staff comments concerning the application of the four tests to this minor variance request are as follows:

Does the proposal maintain the general intent and purpose of the Official Plan?

The subject property is located in the Meadowvale Village Neighbourhood character area, specifically the Village Precinct and designated Residential Low Density I on Schedule 10 of the Mississauga Official Plan (MOP). The Residential Low Density I designation permits detached dwellings; semi-detached dwellings and duplex dwellings. Section 9 of MOP promotes development with appropriate urban form and site design, regulating that such development is compatible with the existing site conditions, the surrounding context and, the landscape of the character area. Section 16.17 of the MOP also promotes that urban design policies apply to all lands within the Village Precinct area that surround the Meadowvale Village Heritage Conservation District. The proposed additions are located on the north, south and west sides of the existing dwelling. Staff is of the opinion that the general intent and purpose of the official plan is maintained.

Does the proposal maintain the general intent and purpose of the Zoning By-law?

Variance #1 and #2 as requested pertains to driveway width:

As per Zoning By-law 0225-2007, the subject property is zoned R2-10 (Residential). Pursuant to Section 4.1.9.13 (Driveways and Parking) of the zoning by-law, lots that possess a lot frontage of 18.0m or greater, may increase a driveway width to 10.5m for that portion of the driveway that is within 6.0m of the garage face and which is providing direct vehicular access to the garage. The general intent of this portion of the Zoning By-law is to permit a driveway width large enough to allow for three vehicles to be parked side by side, with the remainder of lands being soft landscaping (front yard). Staff had concerns with the significant hardscaping presented in the initial application. Through discussions with the applicant's agent, the applicant has agreed to remove all asphalt throughout the backyard. This will result in a significant reduction of the overall hardscaping of the property. Furthermore, acknowledging that staff have no concerns regarding the proposed portico, staff finds the proposed driveway maintains the intent of the by-law.

Variance #3 as requested pertains to walkway attachment:

The intent of this portion of the bylaw is to provide a convenient and dedicated pathway to accommodate pedestrians as well as to define an entryway. It is to allow a hard-surfaced pathway from the driveway to the front entrance while ensuring that such an area cannot be utilized for parking purposes. The applicant has proposed a walkway of 3.54m whereas 1.5m is permitted under the by-law. Staff finds the proposed walkway to be excessively large however given the nature of the designed step it is not possible to accommodate vehicular access and

parking. Planning Staff are of the opinion that the proposed walkway generally maintains the intent of the by-law.

Variance #4 as requested pertains to flat roofs:

Pursuant to Section 4.2.3.10 of the by-law, flat roofs are not permitted. The intent of the by-law is to reduce the overall massing of the dwelling and to minimize negative impacts on the streetscape and neighbouring properties. As the proposed roofs are located at the rear of the property they are screened by the main structure. Additionally the flat roofs do not require a height variance and do not create a significant amount of massing. While excessive in nature Staff are of the opinion that they do not impact the streetscape because the additions are at the rear of the dwelling, screened from view. As a result the proposed flat roofs additions do not affect the character of the Village Precinct of the Meadowvale Village Neighbourhood. Staff finds variance #4 to be generally in line with the intent and purpose of the by-law.

Variance #5 - #7 as requested pertain to accessory structures:

The intent of the zoning by-law provisions regarding accessory structures is to ensure that the structures are proportional to the lot and dwelling and clearly accessory, while not presenting any massing concerns to neighbouring lots. The subject property possesses a lot area greater than 750m², therefore the cumulative height and size of accessory structures is mitigated because of the size of the property. The existing detached storage and shed are located in the rear yard of the property. They are one-storey structures and maintain the required side yard setbacks. As such the accessory structures do not pose any massing concerns to the neighbouring properties and screened by existing vegetation. Variances #5 - #7 maintain the intent and purpose of the by-law.

The Planning and Building Department is currently processing a site plan approval application under file SPI 20-136. Based on review of the information currently available for this application, we advise that the following variance is required:

One (1) existing garage to remain and one (1) proposed garage (carport), whereas By-law 0225-2007, as amended, permits a maximum of one (1) garage in this instance;

Is the proposal desirable for the appropriate development of the subject lands and minor in nature?

While variances #1 and #2 result in an increased hardscaping of the front yard, the removal of the hardscaping in the rear yard has reduced the cumulative impact of the hardscaping originally proposed. Furthermore, the additional driveway width is required to provide access to the portico, as proposed. As such, Staff finds these variances represent orderly development of the lands, and are minor in nature.

Regarding variances #3 - #7, the proposed variances result in insignificant impacts to the adjacent properties. These variances will not adversely affect the character of the surrounding neighbourhood. As such Staff finds these variances represent the orderly development of the lands, and are minor in nature.

Conclusion

Based upon the preceding information, it is the opinion of Staff that the variances, as requested, meet the general intent and purpose of both the MOP and Zoning By-law; are minor in nature; and, are desirable for the orderly development of the lands. To this end, the Planning and Building Department has no objection to the variances, as requested. However, the Applicant may wish to defer the application to ensure that all required variances have been accurately identified.

Comments Prepared by: Connor DiPietro, Planning Associate

Appendices

Appendix 1 – Transportation and Works Comments

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed additions will be addressed through the Building Permit and Site Plan Approval Process.

Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

SP RECEIVED, MORE INFO

The Building Department is currently processing a site plan approval application under file SPI 20-136. Based on review of the information currently available for this application, we advise that more information is required to verify the accuracy of the requested variance(s) or determine whether additional variance(s) will be required.

2. Cannot be confirmed as we have yet to receive the requested revised plans that identify the requested dimensions

Additionally, a variance is required for the following:

-One (1) existing garage to remain and one (1) proposed garage (carport), whereas By-law 0225-2007, as amended, permits a maximum of one (1) garage in this instance;

Our comments are based on the plans received by Zoning staff on 03/15/2021 for the above captioned site plan application. Please note that should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the site plan approval process, these comments may no longer be valid. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission procedure, separately through the site plan approval process in order to receive updated comments.

Comments Prepared by: A. McCormack

Appendix 5 – Region of Peel Comments

We have no comments or objections.

Comments Prepared by: Diana Guida, Junior Planner



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A72.21
Ward: 6

Why you received this letter:

You are receiving this letter because you are the owner of a neighbouring property within 60m (200ft) of the subject property, or are the agent/interested party/owner of the property for the application.

Details of the application and meeting information:

The property owner of 3450 Semenyk Court, zoned E2-16 - Employment, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow a motor vehicle sales, leasing or rental facility proposing:

1. A motor vehicle sales, leasing and/or rental facility-restricted whereas By-law 0225-2007, as amended, does not permit a motor vehicle sales, leasing, and/or rental facility-restricted in this instance;
2. A drive aisle width of 3.29m (approx. 10.79ft) whereas By-law 0225-2007, as amended, requires a minimum drive aisle width of 5.50m (approx. 18.04ft) in this instance; and
3. 25 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 32 parking spaces in this instance.

The Committee has set **Thursday June 3, 2021 at 1:00 pm** for the public hearing on this matter. As a result of COVID-19 restrictions and under the authority of the *Municipal Act, Emergency Management and Civil Protection Act* and *Statutory Powers Procedure Act*, City Council approved Committee of Adjustment hearings to be held electronically during an Emergency. All items on the agenda are scheduled for 1:00 pm and will be heard in the order shown on the agenda.

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How to submit a written comment:

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Advance registration is required to participate in the electronic hearing:

To participate electronically (computer, tablet or smartphone): Please email committee.adjustment@mississauga.ca no later than 4:30pm the Tuesday prior to the hearing. Any

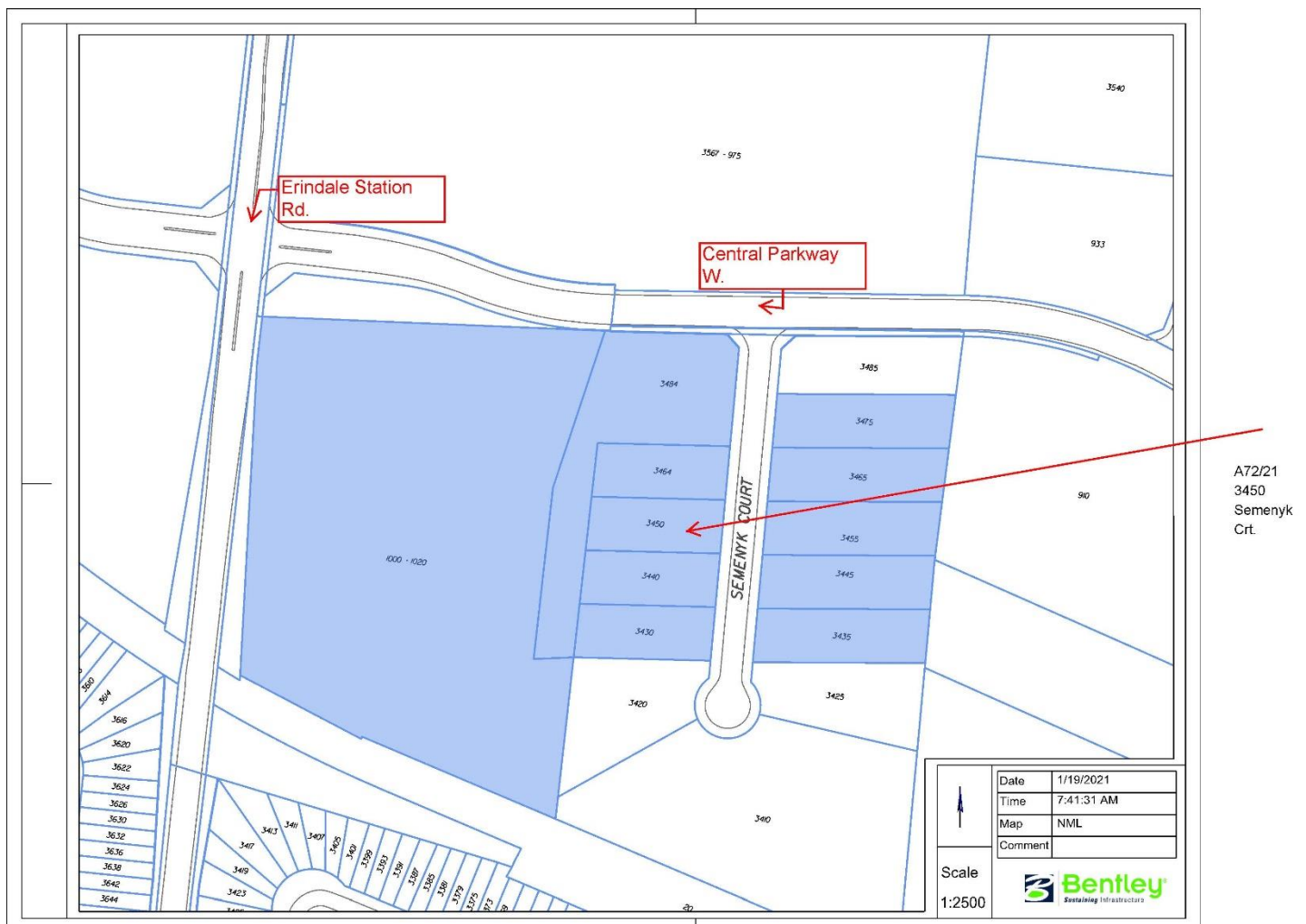
materials you wish to show the Committee during your presentation must be provided as an attachment to the email. Links to cloud services will not be accepted.

To participate by telephone: To register, please call 905-615-3200 x5209 no later than 4:30pm the Tuesday prior to the hearing. You must provide your name, phone number, and application you wish to speak to. Committee staff will provide you with further details prior to the start of the hearing.

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City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2021-05-27	File(s): A72.21
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-06-03 1:00 PM

Consolidated Recommendation

Planning and Building Department has no objection to the variances, as amended, subject to the identified conditions being imposed.

Application Details

The applicant requests the Committee to approve a minor variance to allow a motor vehicle sales, leasing or rental facility proposing:

1. A motor vehicle sales, leasing and/or rental facility-restricted whereas By-law 0225-2007, as amended, does not permit a motor vehicle sales, leasing, and/or rental facility-restricted in this instance;
2. A drive aisle width of 3.29m (approx. 10.79ft) whereas By-law 0225-2007, as amended, requires a minimum drive aisle width of 5.50m (approx. 18.04ft) in this instance; and
3. 25 parking spaces whereas By-law 02250-2007, as amended, requires a minimum of 32 parking spaces in this instance.

Amendments

Variance number 2 is no longer required, and variance number 3 should be amended as follows:

3. 25 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 32 parking spaces in this instance

Recommended Conditions and Terms

Planning Staff recommend supporting the requested variance subject to the following conditions:

- No more than three (3) vehicles will be offered for sale, lease or rental from the premises at one time; displayed cars shall be stored internally in the dedicated space indicated on the site plan drawings;
- There shall not be any retail signage permitted on-site for the subject business operation, save and accept any signage related to the naming of the business as required exclusively for compliance with the Ontario Motor Vehicle Industry Council regulations
- No outside storage of the vehicles for sale, lease or rental shall take place on the property

Background

Property Address: 3450 Semenyk Court

Mississauga Official Plan

Character Area: Mavis – Erindale Employment Area
Designation: Business Employment

Zoning By-law 0225-2007

Zoning: E2-16 - Employment

Other Applications: C 20-3420
BP 20-3863
A 212/04

Site and Area Context

The subject property is located at the south-east corner of the Central Parkway and Erindale Station Road intersection. The subject property is an interior parcel, with a lot area of +/- 2,326.77m² and a lot frontage of +/- 30.0m. The property currently houses a one-storey building with minimal vegetation surrounding the built structure and on along the periphery of the parking lot. From a land-use perspective, the immediate neighbourhood is a mixture of employment uses including a retail store, restaurants and a self-storage centre with minimal vegetation and landscape elements located at the periphery of each parcel. The properties within the immediate area possess lot frontages of +/-30.0m.

The applicant is proposing an accessory motor vehicle sales, leasing and/or rental facility – restricted requiring variances to permit the use of a motor vehicle sales, leasing and/or rental facility - restricted, as well as a reduction in drive aisle and reduction in parking spaces.



Comments

Planning

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. Approval of applications must meet the requirements set out under 45(1) and/or 45(2) (a) or (b) in the *Planning Act*.

Staff comments concerning the application of the four tests to this minor variance request are as follows:

Does the proposal maintain the general intent and purpose of the Official Plan?

The site is located within the Mavis- Erindale Employment Character Area, and is designated Business Employment by the Mississauga Official Plan (MOP). Section 11.2.11(o) & (z) (Business Employment) specifies that this designation shall permit a motor vehicle body repair facility, as well as any accessory land-uses thereto. The Applicant's proposal of a motor vehicle body repair use with accessory motor vehicle sales, as described by this application, meets the purpose and general intent of the Official Plan.

Does the proposal maintain the general intent and purpose of the Zoning By-law?

Variance #1 as amended pertains to an accessory use of motor vehicle sales, leasing and/or rental:

As per Zoning By-law 0225-2007, the subject property is zoned E2-16 (Employment). In accordance with Table 8.2.1 (E1 to E3 Permitted Uses and Zone Regulations), a motor vehicle body repair facility- restricted is permitted within this zone.

With reference to Section 2.1.5 (Accessory Uses), the Zoning By-law allows for accessory uses to accompany a permitted land-use, provided it occurs upon the same property.

A Letter of Justification, prepared by Deanlee Management Inc, dated January 31, 2021, has been submitted in support of the application for the requested parking variance. The Letter of Justification explains the business operations and parking requirements for the proposed motor vehicle repair facility and accessory motor vehicle sales, leasing and/or rental facility- restricted. The Letter of Justification states that cars will not be left or stored outdoors, as well as, that the motor vehicle sales, leasing and/or rental (2-3 cars) will be wholly contained within the building with no exterior display.

Staff note that an ancillary sales use is subordinate to the primary motor vehicle repair use of the property. The applicant has proposed a display area inside the building dedicated to the ancillary use accounting for 30% of the total GFA. Although the City typically supports an ancillary use of 20% or less, in this instance the applicant is only proposing 2-3 vehicles sales at one time, which is incidental to the larger motor vehicle repair use proposed on the property.

Staff recognize the magnitude of the proposal is a minor deviation from the by-law. Planning Staff recommend supporting the requested variance subject to the following conditions:

- No more than three (3) vehicles will be offered for sale, lease or rental from the premises at one time; displayed cars shall be stored internally in the dedicated space indicated on the site plan drawings;
- There shall not be any retail signage permitted on-site for the subject business operation, save and accept any signage related to the naming of the business as required exclusively for compliance with the Ontario Motor Vehicle Industry Council regulations
- No outside storage of the vehicles for sale, lease or rental shall take place on the property

As such, it is the opinion of Planning Staff that variance #1, as amended, maintains the purpose and general intent of the Zoning By-law.

Variance #3 as amended pertains to parking spaces:

City Planning Strategies (CPS) Staff note, that the applicant has provided a revised parking reduction of 25 parking spaces, whereas, 32 parking spaces are required. The proposed reduction of 7 parking spaces still necessitates a Parking Utilization Study (PUS).

City Planning Services (CPS) contacted the agent, Michele Starr, Deanlee Management Inc, via email on February 16, 2021, to request clarification on the proposed use. Subsequently, CPS staff advised the agent via email that the requested variance is not accurate and that the proposed use for a motor vehicle repair and sales facility is an essential service that is open during the COVID-19 pandemic, therefore CPS staff recommend that the applicant submit a satisfactory Parking Utilization Study (PUS). To date, a PUS has not been submitted with the application.

CPS Staff recommend the application be deferred, pending the submission of a satisfactory Parking Utilization Study (PUS).

Should the Committee of Adjustment see merit in approving the application, given the current pandemic COVID-19 circumstances and challenges with carrying out a parking survey, staff would recommend supporting the revised parking variance on a temporary basis for up to two (2) years, subject to the following conditions:

- Following the expiration of the temporary two (2) year approval, the applicant is required to provide a satisfactory Parking Utilization Study (PUS) to address the parking deficiency onsite
- There shall be no outdoor display or storage of motor vehicles that are being sold, leased and/or rented on the subject property
- There shall be no outdoor storage of motor vehicles on the subject property

Planning Staff have no objection with the proposed application subject to conditions noted above.

Is the proposal desirable for the appropriate development of the subject lands and minor in nature?

Considering the preceding information, the Planning and Building Department is of the opinion that the proposal can be supported subject to the conditions. In this instance the proposed ancillary motor vehicle sales use is appropriate and does not create a situation of conflicting land uses. The variance, as requested, results in both the orderly development of the lands, and whose impacts are minor in nature.

Conclusion

Based upon the preceding information, it is the opinion of Staff that the variances, as requested, meet the general intent and purpose of both the MOP and Zoning By-law; are minor in nature; and, are desirable for the orderly development of the lands. To this end, the Planning and Building Department has no objection to the variances, as amended, subject to the identified conditions being imposed.

Comments Prepared by: Brooke Herczeg, RPP Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

This Department has no objections, comments or requirements with respect to C.A. 'A' 72/21

Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a Zoning Certificate of Occupancy under file C20-3420. Based on review of the information currently available in this permit application, we advise that the variance number 2 is no longer required, and variance number 3 should be amended as follows:

3. 25 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 32 parking spaces in this instance

Please note that comments reflect those provided through the above permit application and should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the application file noted above, these comments may no longer be valid. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission procedures, separately through the application process in order to receive updated comments.

Comments Prepared by: Ramsen Hedoo, Zoning Examiner

Appendix 5 – Region of Peel Comments

We have no comments or objection.

Comments Prepared by: Diana Guida, Junior Planner



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A93.21
Ward: 1

Why you received this letter:

You are receiving this letter because you are the owner of a neighbouring property within 60m (200ft) of the subject property, or are the agent/interested party/owner of the property for the application.

Details of the application and meeting information:

The property owner of 1046 Hedge Drive, zoned R4 - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant request the Committee to approve a minor variance to allow a widened driveway on the subject property proposing:

1. A driveway width of 7.65m (approx. 25.10ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.68ft) in this instance; and
2. A setback measured to a side lot line of 0.00m whereas By-law 0225-2007, as amended, requires a minimum setback measured to a side lot line of 0.61m (approx. 1.97ft) in this instance.

The Committee has set **Thursday June 3, 2021 at 1:00 pm** for the public hearing on this matter. As a result of COVID-19 restrictions and under the authority of the *Municipal Act, Emergency Management and Civil Protection Act* and *Statutory Powers Procedure Act*, City Council approved Committee of Adjustment hearings to be held electronically during an Emergency. All items on the agenda are scheduled for 1:00 pm and will be heard in the order shown on the agenda.

You can get more information on this matter by emailing committee.adjustment@mississauga.ca or calling 905-615-3200 x5209. You can review city staff and agency comments one week before the hearing at the following link: <http://www.mississauga.ca/portal/cityhall/calendar>. Hearings will be streamed online for the public to view at the following link: <http://www.mississauga.ca/portal/cityhall/council-and-committee-videos>.

If you wish to be notified of the decision of the Committee you must submit a written request to the Secretary-Treasurer via email or mail. This will also entitle you to be advised of appeal to the Local Planning Appeal Tribunal.

How to submit a written comment:

Written comments to the Committee must be received no later than 4:30pm the Tuesday prior to the hearing. Submissions are accepted by email at committee.adjustment@mississauga.ca or by mailing the Committee of Adjustment, 300 City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. Please include your name, your address, and application number or address of the property you are providing comments on.

Advance registration is required to participate in the electronic hearing:

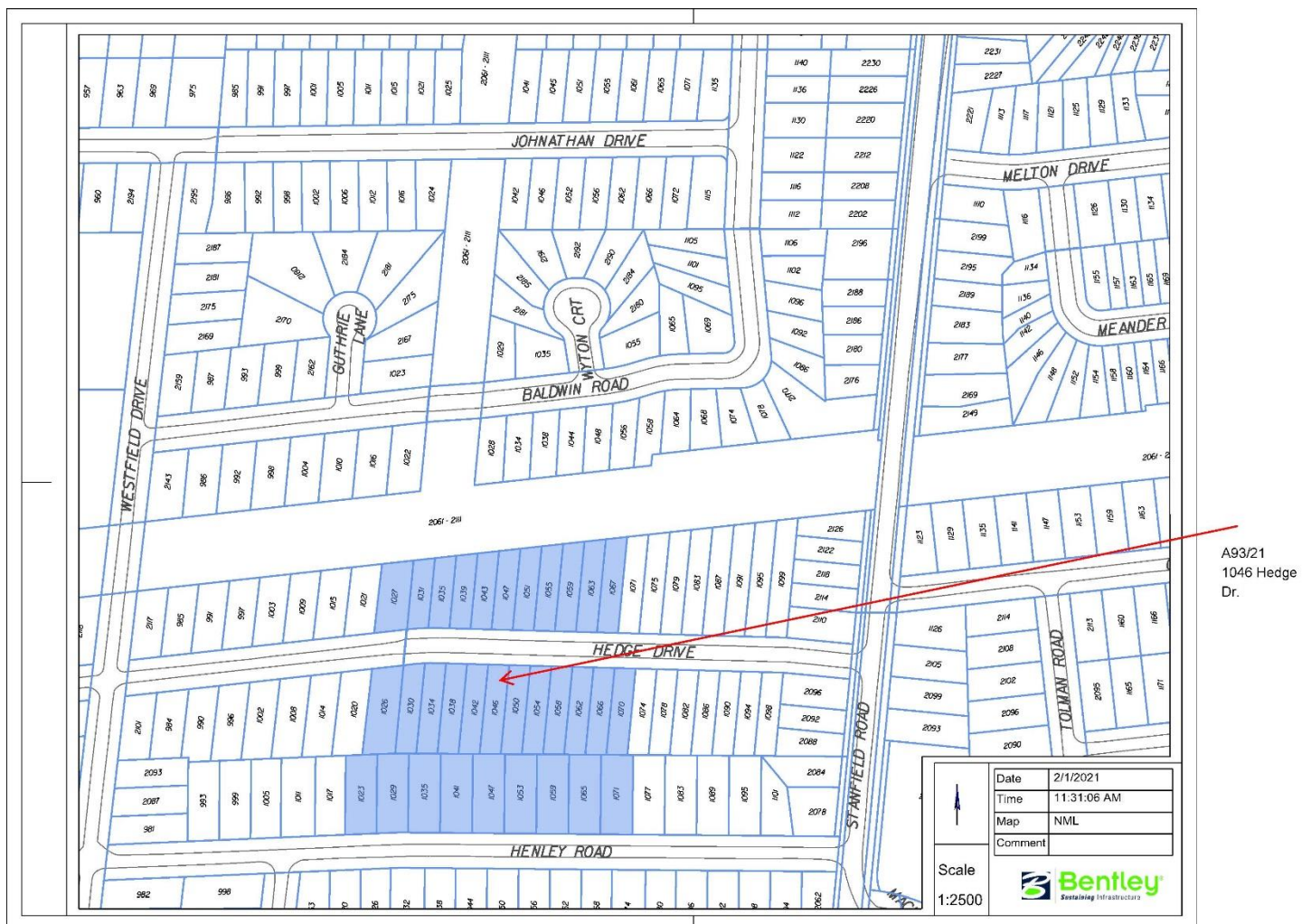
To participate electronically (computer, tablet or smartphone): Please email committee.adjustment@mississauga.ca no later than 4:30pm the Tuesday prior to the hearing. Any materials you wish to show the Committee during your presentation must be provided as an attachment to the email. Links to cloud services will not be accepted.

To participate by telephone: To register, please call 905-615-3200 x5209 no later than 4:30pm the Tuesday prior to the hearing. You must provide your name, phone number, and application you wish to speak to. Committee staff will provide you with further details prior to the start of the hearing.

Legal notice:

If holding an electronic rather than an oral hearing is likely to cause a party significant prejudice a written request may be made to have the Committee consider holding an oral hearing on an application. The request must include your name, address, contact information, and the reasons for prejudice and must be received no later than 4:30pm the Tuesday prior to the hearing to committee.adjustment@mississauga.ca. If a party does not submit a request and does not participate in the hearing the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

Your comments are collected under the legal authority of the Planning Act R.S.O. 1990, Chapter c.P.13, as amended. Your comments regarding this application become the property of the City of Mississauga and will become part of the decision making process of the application. Pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M56, as amended, public feedback to planning proposals is considered a public record and will be disclosed to any individual (including being posted on the internet) upon request in accordance with Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M56, as amended. Questions about this collection should be directed to the Secretary-Treasurer, Committee of Adjustment, Office of the City Clerk, 300 City Centre Drive, Mississauga ON L5B 3C1 or (905) 615-3200 x5209.



City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2021-05-27	File(s): A93.21 Ward: 1
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-06-03 1:00 PM

Consolidated Recommendation

The City recommends that the application be refused.

Application Details

The applicant request the Committee to approve a minor variance to allow a widened driveway on the subject property proposing:

1. A driveway width of 7.65m (approx. 25.10ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.68ft) in this instance; and
2. A setback measured to a side lot line of 0.00m whereas By-law 0225-2007, as amended, requires a minimum setback measured to a side lot line of 0.61m (approx. 1.97ft) in this instance.

Background

Property Address: 1046 Hedge Drive

Mississauga Official Plan

Character Area: Lakeview Neighbourhood
Designation: Residential Low Density I

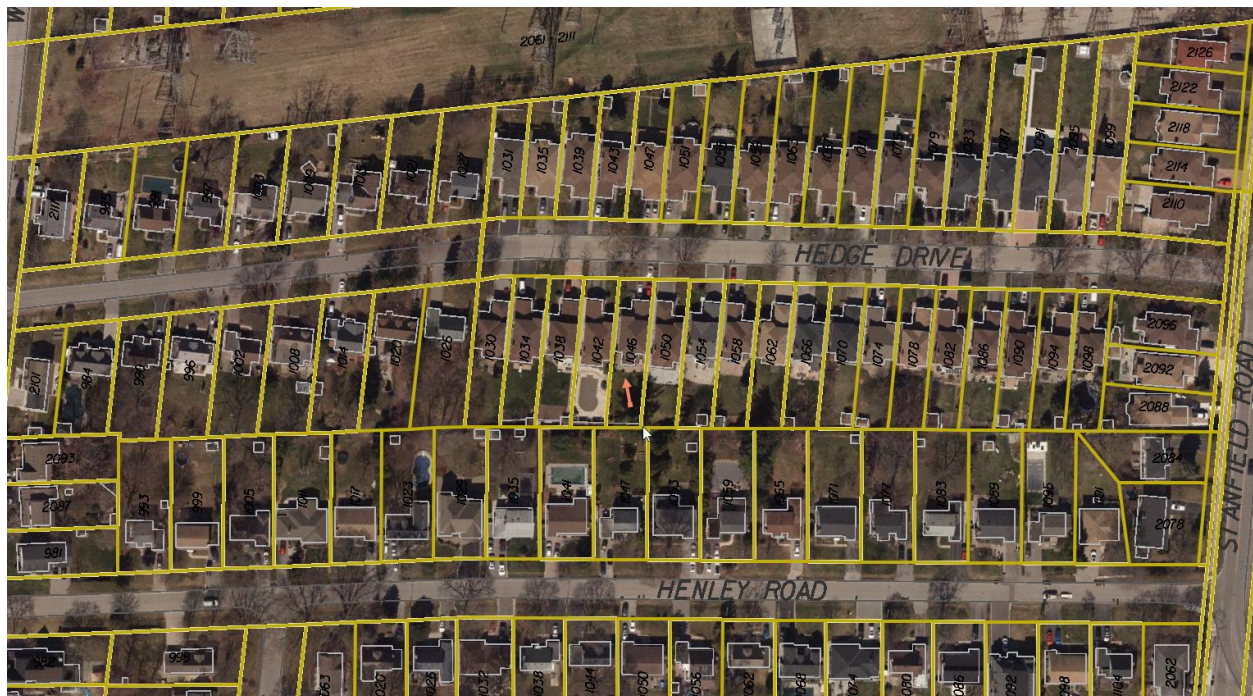
Zoning By-law 0225-2007

Zoning: R4 - Residential

Site and Area Context

The subject property is located within the Lakeview Neighbourhood Character Area, north of North Service Road and East of Cawthra Road. The immediate neighbourhood is entirely residential consisting of one and two storey detached dwellings with mature vegetation. The subject property contains an existing two storey dwelling with vegetation in the front yard.

The application was deferred from the March 25th, 2021 Committee of Adjustment hearing. There have been no changes to the overall driveway width. As such, variances are required for an increased driveway width and deficient driveway setback.



Comments

Planning

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. Approval of applications must meet the requirements set out under 45(1) and/or 45(2) (a) or (b) in the *Planning Act*.

Staff comments concerning the application of the four tests to this minor variance request are as follows:

The subject property is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP) which permits detached, semi-detached and duplex, triplex and other forms of low rise dwellings with individual frontages. As per Section 9 (Preamble), sites will be developed to respect the experience, identity and character of the surrounding context. Furthermore, the intent of the zoning by-law is to permit a driveway large enough to suitably

accommodate the required number parking spaces for a dwelling, with the remainder of lands being soft landscaping. The proposed width of 7.65 m allows for the driveway to accommodate three vehicles parked side-by-side which was not envisioned within the by-law. Additionally, it results in the driveway being the prominent feature of the front yard as it makes up more than 50% of the total lot frontage at the expense of soft landscaping. Through a review of the immediate area, properties mostly consist of an appropriate amount of hard surfacing in relation to the greenspace, resulting in a constant streetscape.

Regarding variance #2, the intent of the zoning by-law is to ensure that an adequate visual buffer exists between properties and that it is large enough to mitigate any potential drainage concerns. The applicant is proposing a 0 m setback which eliminates the intent of this portion of the by-law and removes this buffer between neighbouring properties. Additionally, staff generally recommend a setback of 0.30 m to accommodate a swale should one be required in the future to address any drainage related concerns.

Based on the preceding information, staff is of the opinion that the application does not maintain the four tests set out in Section 45(1) of the *Planning Act*.

Conclusion

The Planning and Building Department recommends that the application be refused.

Comments Prepared by: Lucas Petricca, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

This Department has no objections, comments or requirements with respect to C.A. 'A' 93/21.

Comments Prepared by: John Salvino, Development Engineering

Appendix 2 – Zoning Comments

The Building Department is not in receipt of any permit applications at this time and the applicant is advised that a zoning review has not been completed. We are unable to confirm the accuracy of the requested variance(s) or determine whether additional variance(s) may be required.

The applicant is advised that a completed zoning review may identify additional instances of zoning non-compliance. The applicant may consider applying for a preliminary zoning review application and submit working drawings for a detailed zoning review to be completed. A minimum of 6-8 weeks will be required to process a preliminary zoning review application depending on the complexity of the proposal and the detail of the information submitted.

Comments Prepared by: Brandon Eidner, Zoning Examiner

Appendix 5 – Region of Peel Comments

We have no comments or objections.

Comments Prepared by: Diana Guida, Junior Planner