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## Committee of Adjustment

**Date:** September 23, 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](mailto:umar.mahmood@mississauga.ca)

Alexander Davies, Committee of Adjustment Coordinator,  
Legislative Services  
905-615-3200 ext.5422  
[alexander.davies@mississauga.ca](mailto: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](mailto:committee.adjustment@mississauga.ca)

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1. CALL TO ORDER
  2. DECLARATION OF CONFLICT OF INTEREST
  3. DEFERRALS OR WITHDRAWALS
  4. MATTERS TO BE CONSIDERED
    - 4.1. B51/21  
57 FOREST AVE (WARD 1)  
ROCKFAY DEVELOPMENTS INC
    - 4.2. A349/21  
81 MINEOLA RD W (WARD 1)  
BARBARA KISS
    - 4.3. A355/21  
151 CITY CENTRE (WARD 4)  
CAMCENTRE 2 HOLDINGS INC
    - 4.4. A359/21  
851 GENOVESE PL (WARD 6)  
KARTHIK RADHAKRISHNAN & PARIMALA RAMAMOORTHY
    - 4.5. A365/21  
1440 WATERSEdge RD (WARD 2)  
KAI YEE CHAU
    - 4.6. A374/21  
2292 DUNDAS ST W (WARD 2)  
AL SAMA CO LTD
    - 4.7. A381/21  
3963 BERRYMAN TR (WARD 10)  
SYMA SHEIKH
    - 4.8. A385/21  
1274 MINNEWASKA TR (WARD 1)  
MEGAN MCKAY

- 4.9. A387/21  
1311 NORTHAVEN DR (WARD 1)  
JOHN MANUEL & RITA HADDAD
- 4.10. A389/21  
7070 PACIFIC CIR (WARD 5)  
BLUE AND WHITE TAXI LTD.
- 4.11. A258/20  
1041 HAIG BLVD (WARD 1)  
SHADRACK MWARIGHA
- 4.12. A136/21  
6989 SECOND LINE WEST (WARD 11)  
STEPHANIE & MASON KORTEKAAS
- 4.13. A284/21  
7247 DANTON PROMENADE (WARD 9)  
DONG VU & BINH T. LAI
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 57 Forrest Avenue, zoned RM7-5 - Residential, has applied for Consent under Section 53 of the Planning Act. The applicant requests the Consent 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 7.62m (25.00ft) and an area of approximately 266.55sq.m (2869.12sq.ft).

The Committee has set **Thursday September 23, 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:**

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**To participate by telephone:** To register, please call 905-615-3200 x 2408 no later than 4:30pm the Friday 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 Friday prior to the hearing to [committee.adjustment@mississauga.ca](mailto: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 x2408.



# City of Mississauga Department Comments

Date Finalized: 2021-09-15	File(s): B51.21
To: Committee of Adjustment	Ward: 1
From: Committee of Adjustment Coordinator	Meeting date:2021-09-23 1:00:00 PM

## Consolidated Recommendation

The City has no objection to the consent application.

## Application Details

The applicant requests the Consent 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 7.62m (25.00ft) and an area of approximately 266.55sq.m (2869.12sq.ft).

## Recommended Conditions and/or Terms of consent

- Appendix A – Conditions of Provisional Consent

## Background

**Property Address:** 57 Forrest Avenue

### Mississauga Official Plan

Character Area: Port Credit Neighbourhood (East)  
Designation: Residential Low Density II

### Zoning By-law 0225-2007

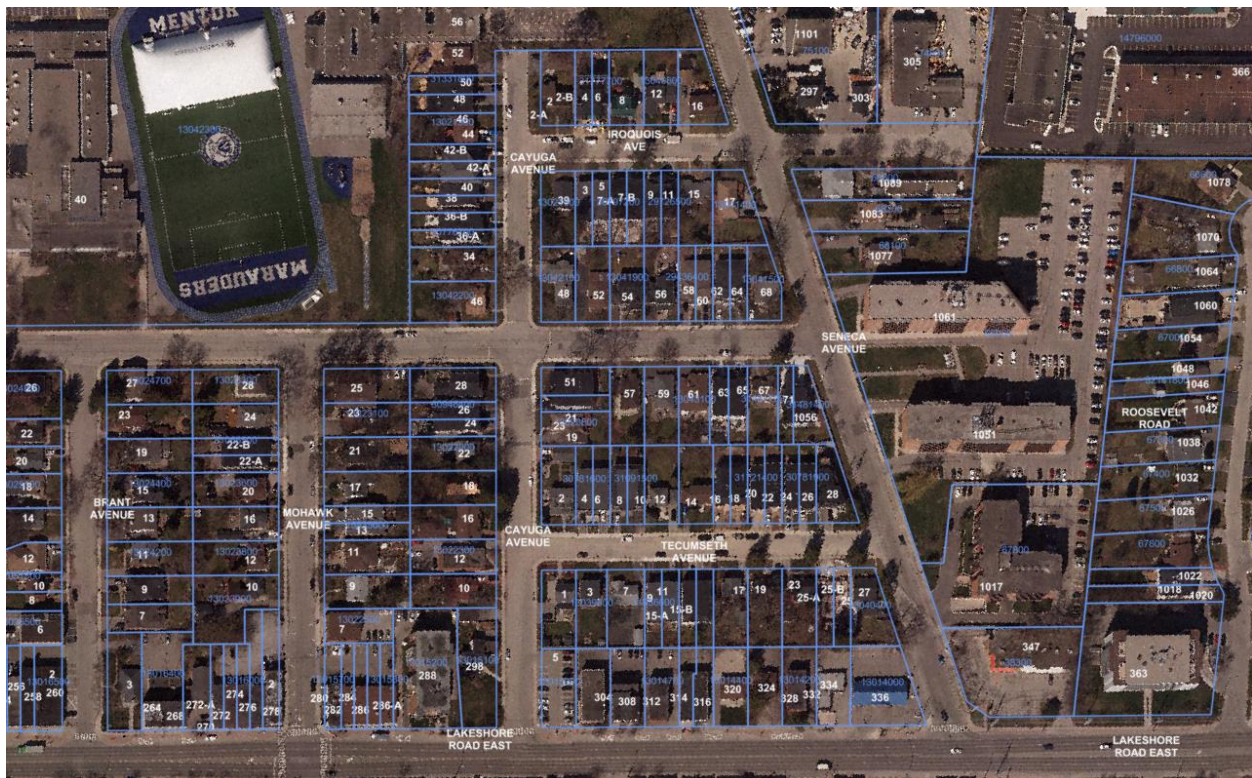
**Zoning:** RM7-5 - Residential

**Other Applications:** None

## Site and Area Context

The subject property is located within the Port Credit Neighbourhood (East) Character Area, northeast of Hurontario Street and Lakeshore Road East. The immediate area consists of a mix of detached and semi-detached dwellings, and three (3) seven-storey apartment buildings. The low density dwellings in the immediate area consists of lots with frontages ranging from approximately 7.24m (23.75ft) to 15.4m (50.00ft). The subject property contains an existing one and a half storey dwelling with mature vegetation in the front yard.

The applicant is proposing to sever the existing lot to create two new parcels for the development of two new semi-detached dwellings.



## 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.

Staff comments concerning the application for consent are as follows:

Since 1961, the Village of Port Credit Zoning By-law No. 1227 has permitted a variety of housing types for the subject lands including detached, duplex, triplex, double duplex, double triplex, fiveplex, converted dwelling and boarding or lodging house. In 1997, City Plan (the Official Plan) was adopted, permitting detached, semi-detached, duplex and other forms of dwellings with individual frontages on a public street. In 2007, the City undertook a zoning by-law conformity and consolidation exercise including public consultation, which adopted the current RM7 zone provisions.

The subject property is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP), which permits detached, semi-detached, duplex, triplex and other forms of low rise dwellings with individual frontages. The subject property is located within the Central Residential Precinct the Port Credit Local Area Plan. Section 16.1.2.1 of the MOP states, 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. Section 10.3 (Neighbourhood Character Area) of the Port Credit Local Area Plan, intends to ensure development is sensitive to the existing low rise context and reinforces the planned character of the area. The official plan and zoning by-law envisions a mix of dwelling types with an eclectic lot fabric in the surrounding area. The proposed parcels are consistent with other semi-detached lots found within the immediate area and contributes to the eclectic nature of the existing and planned community.

Staff is of the opinion that the application conforms to Section 51(24) of the Planning Act, more specifically that the application conforms to the official plan and the proposed parcels are suitable to accommodate semi-detached dwellings.

Comments Prepared by: Connor DiPietro, 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](mailto:susie.tasca@mississauga.ca)

For further information regarding the above noted comments, please contact John Salvino at (905) 615-3200 ext. 5183 or [john.salvino@mississauga.ca](mailto: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 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 applicant is advised that there is no storm sewer system available in front of the proposed lot on Forest Ave. In this regard, we advise that all dwellings to be constructed on the subject lands will require a sump pump to discharge the weeping tile to grade. In situations where a sump pump is required and where a high groundwater table may exist, the sump pump may run continuously. The applicants are encouraged to design the weeping tile elevation to be at least 1.0 meter above the seasonal groundwater elevation. The owner is advised that the City has no obligations to address any concerns related to the operation of private sump pump systems.

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.

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:

- Silver Maple 95cm DBH – Good Condition

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

1. The applicant shall provide a cash contribution of \$607.12 for planting of one (1) street tree on Forest Avenue. This figure is subject to the most recent Fees and Charges By-law at the time of payment and is therefore subject to change.
2. The applicant shall provide tree protection securities in the amount of \$11,800.00 for the preservation of the municipal trees.

In addition, Community Services notes the following:

1. The applicant shall ensure that future driveways do not impact or require the removal of the above noted tree.
2. 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.
3. 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.
4. 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.

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](mailto:jim.greenfield@mississauga.ca).

Comments Prepared by: Jim Greenfield, Park Planner

# City of Mississauga Department Comments

## **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.
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 2021-09-23 1:00:00 PM.
5. A letter shall be received from the City of Mississauga, Community Services Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated 2021-09-23 1:00:00 PM.





## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A349.21  
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 81 Mineola Road West, zoned R2-1 - 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 448.00sq.m (approx. 4822.23sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 398.82sq.m (approx. 4292.86sq.ft) in this instance;
2. A lot coverage of 33.70% (352.15sq.m) whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% (313.23sq.m) in this instance;
3. A garage height 5.81m (approx. 19.06ft) whereas By-law 0225-2007, as amended, permits a maximum garage height of 5.44m (approx. 17.85ft) in this instance;
4. A garage height measured to the eaves of 3.65m (approx. 11.98ft) whereas By-law 0225-2007, as amended, permits a maximum garage height measured to the eaves of 3.52m (approx. ft) in this instance;
5. Front yard of 7.97m (approx. 26.15ft) whereas By-law 0225-2007, as amended, requires a minimum front yard of 8.55m (approx. 28.05ft) in this instance;
6. A combined width of side yards of 5.21m (approx. 17.09ft) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 6.16m (approx. 20.21ft) in this instance; and
7. An easterly side yard measured to the eaves of 1.80m (approx. 5.91ft) whereas By-law 0225-2007, as amended, requires a minimum easterly side yard measured to the eaves of 1.97m (approx. 6.46ft) in this instance.

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# City of Mississauga Department Comments

Date Finalized: 2021-09-14	File(s): A349.21 Ward: 1
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-09-23 1:00:00 PM

## Consolidated Recommendation

The City recommends that the application be deferred to permit the Applicant the opportunity to review the proposal with zoning staff.

## 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 448.00sq.m (approx. 4822.23sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 398.82sq.m (approx. 4292.86sq.ft) in this instance;
2. A lot coverage of 33.70% (352.15sq.m) whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% (313.23sq.m) in this instance;
3. A garage height 5.81m (approx. 19.06ft) whereas By-law 0225-2007, as amended, permits a maximum garage height of 5.44m (approx. 17.85ft) in this instance;
4. A garage height measured to the eaves of 3.65m (approx. 11.98ft) whereas By-law 0225-2007, as amended, permits a maximum garage height measured to the eaves of 3.52m (approx. ft) in this instance;
5. Front yard of 7.97m (approx. 26.15ft) whereas By-law 0225-2007, as amended, requires a minimum front yard of 8.55m (approx. 28.05ft) in this instance;
6. A combined width of side yards of 5.21m (approx. 17.09ft) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 6.16m (approx. 20.21ft) in this instance; and
7. An easterly side yard measured to the eaves of 1.80m (approx. 5.91ft) whereas By-law 0225-2007, as amended, requires a minimum easterly side yard measured to the eaves of 1.97m (approx. 6.46ft) in this instance.

## Background

**Property Address:** 81 Mineola Road West

### Mississauga Official Plan

Character Area: Mineola Neighbourhood

Designation: Residential Low Density I

### Zoning By-law 0225-2007

**Zoning:** R2-1 - Residential

**Other Planning Applications:** Site Plan (SPI 21-5 W1) and Building Permits (BP 9 NEW 20 – 3280 and BP 9 NEW 21-6363)

### Site and Area Context

The subject property is located within the Mineola Neighbourhood Character Area, west of Hurontario Street and Mineola Road West. The neighbourhood is primarily residential, consisting of an eclectic mix of older and newer one and two storey detached dwellings with significant mature vegetation in the front, rear and side yards. The subject property contains a two storey single detached dwelling with mature vegetation in the front yard.

The application proposes a new two storey dwelling requiring variances related to gross floor area, lot coverage, garage heights, front yard and side yards.





## 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 I in Schedule 10 of the Mississauga Official Plan (MOP) which permits detached dwellings. While Planning Staff are not in a position to provide an interpretation of the Zoning By-law, Planning staff have discussed the application with Zoning staff and determined that a number of variances (#3-6 and 7) appear to be incorrect. Planning staff are only able to speak to the variances as requested and cannot comment on their validity as it pertains to compliancy against the Zoning By-law. Additional variances may be required. As such, staff recommends deferral of the application to allow the applicant an opportunity to review the proposal with zoning staff.

Comments Prepared by: Connor DiPietro, 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-21/005.



Comments Prepared by: John Salvino, Development Engineering Technologist

### Appendix 2 – Zoning Comments

The Building Department is currently processing a development applications under files SPI 21-5 & BP 9NEW 21-6363. 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.

Our comments are based on the plans received by Zoning staff on 2021-07-20 for the above captioned 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: Brian Bonner, Supervisor





## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A355.21  
Ward: 4

### 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 151 City Centre Drive, zoned H-CC2(2) - Holding, City Centre, 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 reduction in required parking proposing:

1. A parking rate of 0.62 spaces per 1 bedroom unit (condo) whereas By-law 0225-2007, as amended, requires a minimum parking rate of 1 space per 1 bedroom unit (condo) in this instance;
2. A parking rate of 0.62 spaces per 1 bedroom unit (rental) whereas By-law 0225-2007, as amended, requires a minimum parking rate of 1 space per 1 bedroom unit (rental) in this instance; and
3. A parking rate of 0.72 spaces per 2 bedroom unit whereas By-law 0225-2007, as amended, requires a minimum parking rate of 1 space per 2 bedroom unit in this instance.

The Committee has set **Thursday September 23, 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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**To participate electronically (computer, tablet or smartphone):** Please email [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca) no later than 4:30pm the Friday prior to the hearing. Any materials

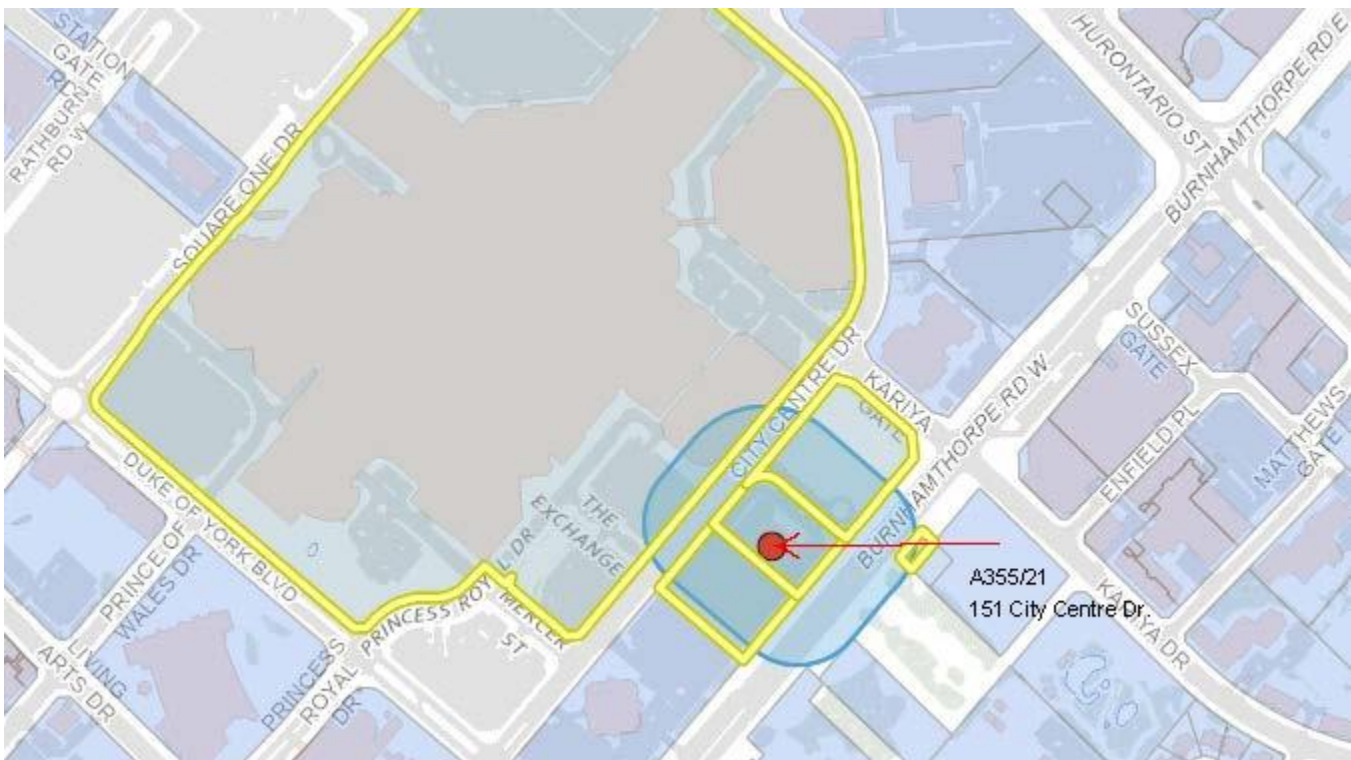
you wish to show the Committee during your presentation must be provided as an attachment to the email. Links to cloud services will not be accepted.

**To participate by telephone:** To register, please call 905-615-3200 x 2408 no later than 4:30pm the Friday 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 Friday prior to the hearing to [committee.adjustment@mississauga.ca](mailto: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 x2408.



# City of Mississauga Department Comments

Date Finalized: 2021-09-15	File(s): A355.21 Ward 4
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-09-23 1:00:00 PM

## Consolidated Recommendation

The City has no objections to variances 1 & 3, however recommends that variance 2 be refused. The applicant may wish to defer the application to ensure the accuracy of the requested variances and that additional variances are not required.

## Application Details

The applicant requests the Committee to approve a minor variance to allow a reduction in required parking proposing:

1. A parking rate of 0.62 spaces per 1 bedroom unit (condo) whereas By-law 0225-2007, as amended, requires a minimum parking rate of 1 space per 1 bedroom unit (condo) in this instance;
2. A parking rate of 0.62 spaces per 1 bedroom unit (rental) whereas By-law 0225-2007, as amended, requires a minimum parking rate of 1 space per 1 bedroom unit (rental) in this instance; and
3. A parking rate of 0.72 spaces per 2 bedroom unit whereas By-law 0225-2007, as amended, requires a minimum parking rate of 1 space per 2 bedroom unit in this instance.

## Recommended Conditions and Terms

1. Provide resident bicycle parking spaces at a rate of 0.80 spaces per unit
2. Confirmation of an executed agreement for a minimum of 2 years with a car share provider for four (4) car share spaces
3. Preloaded Presto card with \$1620 for each resident who did not purchase a parking space with documentation provided to Director of T&W
4. A bicycle voucher worth \$200 to each resident with documentation provided to Director of T&W

## Background

**Property Address:** 151 City Centre Drive

**Mississauga Official Plan**

Character Area: Downtown Core

Designation: Mixed Use

**Zoning By-law 0225-2007**

**Zoning:** H-CC2(2) - Holding, City Centre

**Other Applications:** SP 20-113, SP 19-56, H-OZ 19-3

### Site and Area Context

The subject lands are a vacant property located north-west of the Burnhamthorpe Road West and Hurontario Street intersection. The immediate neighbourhood is comprised primarily of multi-storey office and condominium structures, however commercial uses, primarily in the form of the Square One Shopping Centre, are located in close proximity as well. The subject lands possess a lot frontage of 132.72m (435.43ft) and a lot area of 13,090m<sup>2</sup> (140,899.58ft<sup>2</sup>).

The applicant is seeking a variance to permit a reduction in parking for the proposed residential uses on the subject property.





## 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 located in the Downtown Core Character Area. Section 8.4 of the Mississauga Official Plan (MOP) includes policies for the reduction of parking requirements based on vehicle usage and access to alternative methods of transportation, including higher order transit. The Zoning By-law regulates minimum parking requirements for various uses and dwelling types in order to ensure that sufficient parking can be provided on each property for its intended uses. CPS staff have reviewed the application and the submitted parking justification report and note as follows:

A report entitled *Urban Parking Supply Requirements* by BA Group, dated July 7, 2021 was submitted in support of this application. Staff have also met with the applicant, Camrost, and their agent, GSAI, on May 10, 2021 and August 24, 2021 to discuss this application. The proposal is to construct 4 high-rise apartment buildings over 3 phases (3 condo and 1 rental building), for a total of 1889 units (including 262 rental units).

The subject property was granted a previous minor variance for parking reductions in 2020 (A-294/20). The current request is a further reduction. Please see Table 1 below for a comparison of current approved parking requirements (A-294/20) and this request.

Table 1: Existing and Proposed Parking Requirements		
Use	Parking Supply Requirements With Variance "A" 294/20 (Approved 2020)	Current Variance A-355/21
1 bedroom	0.85 spaces/unit	0.62 spaces/unit
1 bedroom <b>rental</b>	0.72 spaces/unit	0.62 spaces/unit
2 bedroom	0.85 spaces/unit	0.72 spaces/unit
Apartment Visitors	0.15 spaces/unit	No change requested
CC1-CC4 Shared parking arrangement	The greater of 0.15 visitor spaces/unit, or parking required for all non-residential uses on the site except banquet hall, conference centre, convention centre, entertainment establishment, overnight accommodation, place of religious assembly, recreational establishment and restaurant shall not be included in the above shared parking arrangement and shall be provided in accordance with the zoning by-law and the varied rates described above	No change requested

### **Justification Provided**

#### **Sales Data Phases 1 & 2:**

Data provided by Camrost indicates that 611 two bedroom units have been presold in Phase 1 and 2. Of those, 440 resident spaces were sold to two bedroom units. This equates to a rate of 0.72 spaces/unit.

In addition, 337 one-bedroom units have been presold, with 14 resident spaces being sold to one bedroom unit purchasers. This equates to a rate of 0.04 spaces/unit.

#### **Sales Data Phase 3:**

406 units have been sold (1- and 2-bedrooms). Of those, 162 spaces have been sold to 2-bedroom units, and 46 are waitlisted for 1-bedroom units, totalling 208 spaces. This equates to a rate of 0.51 spaces/unit.

Overall, the applicants have sold 1354 condo units out of 1630 being planned for all phases of the development (not including rental units). This equates to 83% of units being sold.

#### **TDM measures proposed:**

- Provide a pre-loaded PRESTO card with one years worth of monthly passes (value 12 x \$135 = \$1620) to first-time residents of each dwelling unit that do not purchase a parking space

- Provide a voucher valued at \$200 towards the purchase of a bicycle at such bicycle shop related to first-time residents of each dwelling unit as a one time provision
- Explore options for the provision of car share spaces on site with car share operators
- Provide transit information screens in the lobbies of each tower
- Distribute MiWay promotional materials to provide information on transit service to residents.
- Explore opportunities to lease retail space (at subsidized rents) on Burnhamthorpe frontage (adjacent to the cycle track) to a bicycle shop
- Provide resident bike parking spaces at the rate of 0.70 spaces per unit
- Provide opportunity for unit purchasers to own bike parking spaces to encourage use
- Provide on-site bike repair stations
- Provide information about camps and “CAN-Bike” education classes to residents

#### Parking Studies at Residential Proxy Sites

Parking study data was submitted from four residential condominium high-rise proxy sites in the Downtown Core (*Limelight, Chicago, One Park Tower, and Capital*). In light of the Covid-19 pandemic, staff are accepting parking studies from previous years. The average peak parking demand at the four sites was observed to be 0.90 spaces/unit, which is higher than the applicant's requested rates.

However, staff also reviewed in-house parking study data from other Downtown developments, and note that 4011 Brickstone Mews had an observed demand of 0.78 spaces/unit in 2020. In addition, the 151 City Centre site has a superior location within the downtown compared to the other proxy sites in terms of walkability and transit connectivity.

#### Appropriateness of Reduced Parking Requirements

City staff were initially concerned regarding the extremely low sales rate (0.04 spaces/unit) demonstrated for 1-bedroom sales in Phases 1 & 2. However, during subsequent meetings with staff, the applicant explained that the sales strategy was targeted toward larger units (690sq ft and over) initially, as those were the most difficult to sell and availability of parking was used as an incentive for purchasers to increase their unit size. Subsequently, all unit purchasers (regardless of size) were permitted to sign up for a waitlist of parking spaces and will be able to purchase a parking space if desired.

In addition, the applicant is proposing a significant buffer over the sales data rates. Please see Table 2 below for the calculation of the applicant's proposed buffer:

<b>Unit Type</b>	<b>Number of Units Proposed</b>	<b>Requested Rate</b>	<b>Total Parking Spaces Proposed</b>	<b>Total Parking Spaces SOLD to-date</b>	<b>Proposed Buffer (spaces)</b>
1-bedroom	547	0.62	339	60	279
2-bedroom	1,080	0.72	778	602	176
<b>Total</b>	<b>1,627</b>		<b>1,117</b>	<b>662</b>	<b>455</b>

As well, since the development proposal is skewed towards the larger, 2-bedroom units, the overall blended parking rate is calculated as below in Table 3:

Table 3: Blended Rate calculation – Condo Tenure				
Unit Size	Proposed Number of Units	Requested Rate	Proposed Spaces	Blended Rate (All)
1-bedroom	547	0.62	339	-
2-bedroom	1,080	0.72	778	-
<b>Total</b>	<b>1,627</b>	<b>-</b>	<b>1,117</b>	<b>0.69</b>

Staff note that paragraph 6 (g) of the Summary and Conclusions section of the report includes a provision to reduce resident parking supply requirements by 4 spaces for every car share space to be provided. However, no justification for the basis of the 4 spaces reduction has been provided. In addition, staff consider the provision of car share spaces to be justification for the overall reduced residential rates. Therefore, staff do not support this provision and it will not be included in the minor variance.

Additionally, recent parking review work by staff has indicated an ideal bicycle parking rate of 0.8 spaces/unit for condominium units in the City Centre. This is higher than the 0.7 spaces/unit proposed by the applicant.

#### **Rental Unit Parking Rates**

No justification was provided for reduction in rental parking rates. In a phone call to the applicant on Aug. 27, 2021, staff confirmed that justification is required, and until such time staff will not support a further reduction in rental parking rates.

#### **Staff Recommendations**

Given the above justifications, namely the buffer to be provided over the sales data numbers, the substantial TDM measures to be provided, the superior transit accessibility of the Downtown Core, and given regards to other, previously approved rates in Port Credit and elsewhere in the Downtown, staff can support the following parking rate reductions, subject to the following conditions:

- 0.62 spaces/unit for 1-bedroom Condominium apartment units
- 0.72 spaces/unit for 2-bedroom Condominium apartment units

#### **Conditions:**

1. Provide resident bicycle parking spaces at a rate of 0.80 spaces per unit
2. Confirmation of an executed agreement for a minimum of 2 years with a car share provider for four (4) car share spaces
3. Preloaded presto card with \$1620 for each resident who did not purchase a parking space with documentation provided to Director of T&W
4. A bicycle voucher worth \$200 to each resident with documentation provided to Director of T&W

Please note that above comments are based on the details submitted along with the applications and are subject to change should Zoning identify any additional variances or any changes to the variances with regards to above applications.

The subject property is well serviced by public transit and, based on the comments from CPS Staff, Planning Staff are satisfied that variances 1 & 3 provide sufficient parking for the intended



development and will not create negative impacts to the surrounding area. Due to the lack of justification for the reduction in parking for the rental units, CPS and Planning staff are unable to support variance 2.

Based on the above, staff are therefore of the opinion that variances 1 & 3 meet the four tests of a minor variance whereas variance 2 does not.

Comments Prepared by: Alexander Davies, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

We are noting that any Transportation and Works Department concerns/requirements for the proposed development will be addressed through the Site Plan Application Process (SP19-56 & SP20-119) and Building Permit Process. We also note that there is currently an existing 'H' Holding Zone Category on the property (H-OZ 19-003) which will have to be lifted.

Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

### Appendix 2 – Zoning Comments

The Building Department is currently processing a Site Plan application and Building Permit under file BP 20-3988 & SP 20/113. 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



## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A359.21  
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 851 Genovese Place, zoned RM2-26 - 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 entrance proposing a new pedestrian entrance facing a street, whereas By-law 0225-2007, as amended, does not permit a new pedestrian entrance to face a street in this instance.

The Committee has set **Thursday September 23, 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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# City of Mississauga Department Comments

Date Finalized: 2021-09-15	File(s): A359.21 Ward 6
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-09-23 1:00:00 PM

## Consolidated Recommendation

The City has no objections to the application.

## Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of a new entrance proposing a new pedestrian entrance facing a street, whereas By-law 0225-2007, as amended, does not permit a new pedestrian entrance to face a street in this instance.

### Amendments

The applicant requests the Committee to approve a minor variance to allow the construction of a new entrance proposing a new pedestrian entrance facing a street to facilitate a second unit, whereas By-law 0225-2007, as amended, does not permit a new pedestrian entrance facing a street, a private road or a CEC - road, to facilitate a second unit.

## Background

**Property Address:** 851 Genovese Place

### Mississauga Official Plan

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

### Zoning By-law 0225-2007

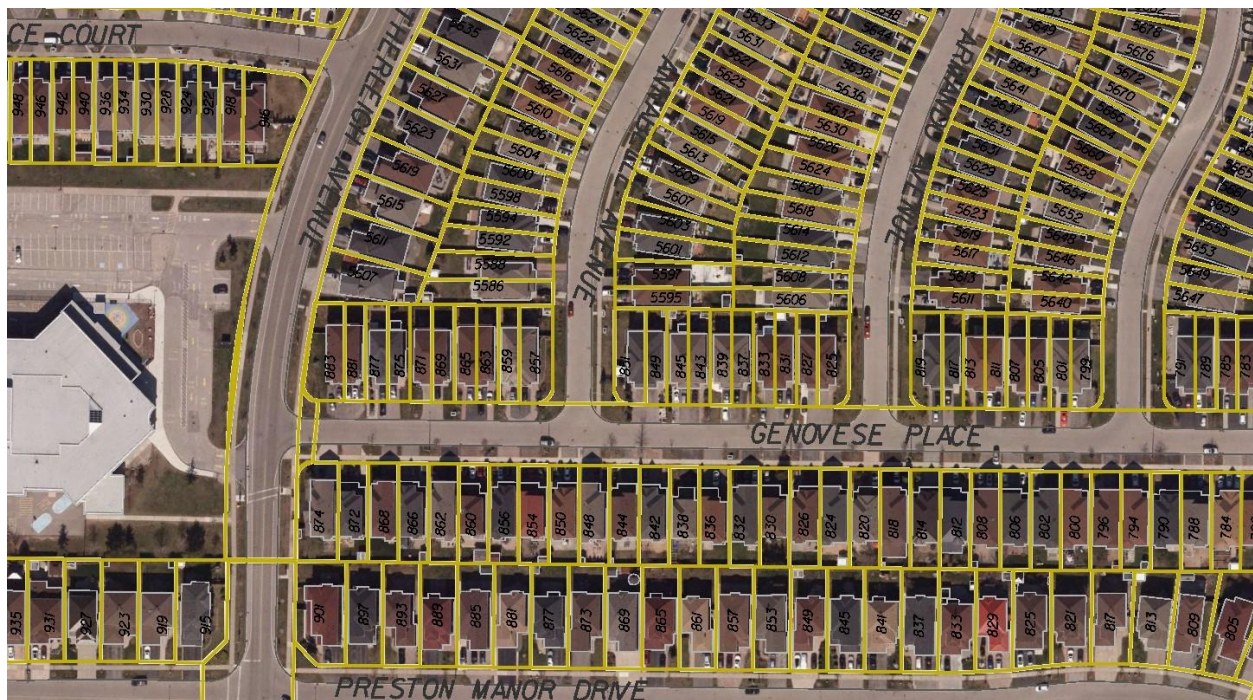
**Zoning:** RM2-26 - Residential

**Other Applications:** SEC UNIT 21-5705

## Site and Area Context

The subject property is located north-west of the Mavis Road and Preston Manor Drive intersection in the East Credit Neighbourhood. It is a corner property containing a semi-detached dwelling with an attached garage. The surrounding neighbourhood includes both semi-detached and detached dwellings with some vegetation and landscape elements in the front and rear yards.

The applicant is proposing a below grade entrance to facilitate a second unit requiring a variance for it to be located in the exterior side 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 subject property is located in the East Credit Neighbourhood Character Area and is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP). 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 applicant is proposing a secondary unit within a permitted dwelling. Staff note that the entrance is appropriately hidden behind an existing privacy fence. Staff are satisfied that the general intent and purpose of the Official Plan are maintained.

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

The intent of the regulations surrounding second unit entrances are to ensure that the entrances do not negatively impact the overall streetscape. In this instance the applicant has located the entrance behind an existing privacy fence which appropriately screens the stairwell from the streetscape. Staff are satisfied that any negative impact to the streetscape has been appropriately mitigated and that the general intent and purpose of the Zoning By-law have been maintained.

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

Staff are satisfied that the application is minor in nature. The proposed entrance is well screened by the existing fence and will not have significant impacts on the streetscape. Furthermore the addition of a permitted second unit represents appropriate development of the subject lands.

Comments Prepared by: Alexander Davies, Committee of Adjustment Planner



## Appendices

### Appendix 1 – Transportation and Works Comments

As the subject lot this is a corner lot, this department foresees no drainage related concerns with the location of the proposed pedestrian entrance.







Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

### Appendix 2 – Zoning Comments

The Building Department is currently processing a second unit application under file Second unit 21-5705. Based on review of the information currently available in this permit application, we advise that the variances should be amended as follows:

The applicant requests the Committee to approve a minor variance to allow the construction of a new entrance proposing a new pedestrian entrance facing a street **to facilitate a second unit**, whereas By-law 0225-2007, as amended, does not permit a new pedestrian entrance facing a street, a private road or a CEC - road, to facilitate a second unit.

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



## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A365.21  
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 1440 Watersedge Road, zoned R1-2- 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 an addition proposing:

1. A gross floor area of 523.58sq.m (approx. 5635.77sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 473.09sq.m (approx. 5092.30sq.ft) in this instance;
2. A combined width of side yards of 5.97m (approx. 19.59ft) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 8.23m (approx. 27.00ft) in this instance;
3. A side yard measured to the second floor of 1.61m (approx. 5.28ft) whereas By-law 0225-2007, as amended, requires a minimum side yard measured to the second floor of 2.41m (approx. 7.91ft) in this instance;
4. A side yard measured to an exterior staircase (existing) of 0.97m (approx. 3.18ft) whereas By-law 0225-2007, as amended, requires a minimum side yard measured to an exterior staircase of 1.20m (approx. 3.93ft) in this instance;
5. A lot coverage (existing) of 25.80% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25.00% in this instance;
6. A building height measured to the eaves of 7.50m (approx. 24.60ft) 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;
7. A driveway width (existing) of 10.38m (approx. 34.06ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m (approx. 27.88ft) in this instance; and
8. A walkway width (existing) of 3.80m (approx. 12.47ft) whereas By-law 0225-2007, as amended, permits a maximum walkway width of 1.50m (approx. 4.92ft) in this instance.

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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 x2408.



# City of Mississauga Department Comments

Date Finalized: 2021-09-14	File(s): A365.21
To: Committee of Adjustment	Ward: 2
From: Committee of Adjustment Coordinator	Meeting date:2021-09-23 1:00:00 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 an addition proposing:

1. A gross floor area of 523.58sq.m (approx. 5635.77sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 473.09sq.m (approx. 5092.30sq.ft) in this instance;
2. A combined width of side yards of 5.97m (approx. 19.59ft) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 8.23m (approx. 27.00ft) in this instance;
3. A side yard measured to the second floor of 1.61m (approx. 5.28ft) whereas By-law 0225-2007, as amended, requires a minimum side yard measured to the second floor of 2.41m (approx. 7.91ft) in this instance;
4. A side yard measured to an exterior staircase (existing) of 0.97m (approx. 3.18ft) whereas By-law 0225-2007, as amended, requires a minimum side yard measured to an exterior staircase of 1.20m (approx. 3.93ft) in this instance;
5. A lot coverage (existing) of 25.80% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25.00% in this instance;
6. A building height measured to the eaves of 7.50m (approx. 24.60ft) 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;
7. A driveway width (existing) of 10.38m (approx. 34.06ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m (approx. 27.88ft) in this instance; and
8. A walkway width (existing) of 3.80m (approx. 12.47ft) whereas By-law 0225-2007, as amended, permits a maximum walkway width of 1.50m (approx. 4.92ft) in this instance.

## Background

**Property Address:** 1440 Watersedge Road

**Mississauga Official Plan**

Character Area: Clarkson-Lorne Park Neighbourhood

Designation: Residential Low Density I

**Zoning By-law 0225-2007**

**Zoning:** R1-2- Residential

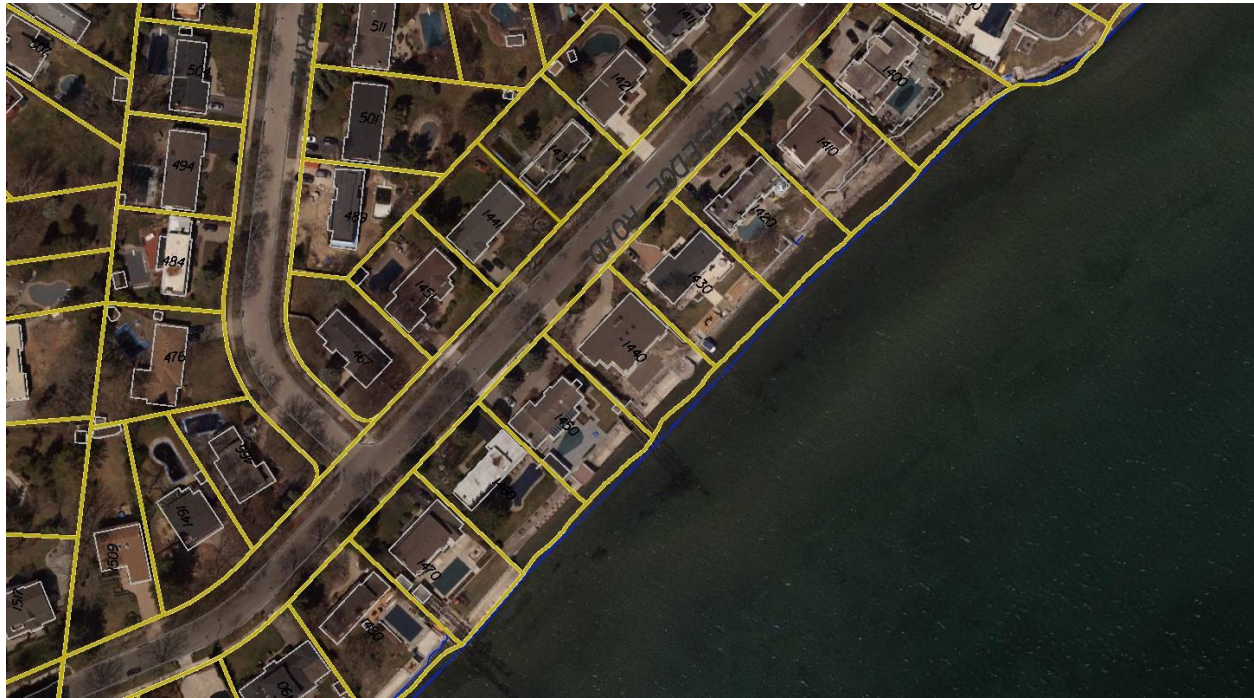
**Other Applications:** Site Plan Infill: SPI 21-61

### Site and Area Context

The subject property is located within the Clarkson-Lorne Park Neighbourhood Character Area, southeast of Lakeshore Road West and Southdown Road. The immediate area consists of a mix of old and newer one and two storey dwellings with mature vegetation in the front yards. The subject property contains an existing one storey dwelling with mature vegetation in the front yard.

The applicant is proposing construction of an addition to the residential dwelling requiring variances related to gross floor area, side yards, lot coverage, building height, and driveway and walkway width.





## 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 I in Schedule 10 of the Mississauga Official Plan (MOP), which permits detached, semi-detached, duplex dwellings.

The applicant has requested the Committee to approve minor variances #1-8 to allow the construction of a new addition on the subject property. Upon review of the application, staff have noticed multiple discrepancies between the submitted drawings and the requested variances. Furthermore, Staff is of the opinion that some of the variances appear to be inaccurate. Due to the discrepancies and inaccuracies, Planning staff are unable to complete a full review of the application at this time and recommend the application be deferred to give the applicant an opportunity to submit a revised list of variances and/or drawings. Planning Staff also request that the applicant take an opportunity to review the proposal with zoning staff to determine the accuracy of the requested variances, and identify new variances if required.

Comments Prepared by: Connor DiPietro, 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 are being addressed through the Site Plan Application process, File SPI-21/061.







Comments Prepared by: John Salvino, Development Engineering Technologist

## **Appendix 2 – Zoning Comments**

The Building Department is currently processing a building permit under file SPI 21-61. 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



## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A374.21  
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 2292 Dundas Street West, zoned C5-3 - 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 motor vehicle detail shop proposing:

1. A motor vehicle detailing facility - restricted to operate within Unit B of the building on the subject property as a stand alone use; whereas By-law 0225-2007 as amended, does not permit a motor vehicle detailing facility – restricted use as a standalone use in this instance;
2. A total of 28 parking spaces for all uses on site; whereas By-law 0225-2007, as amended, requires a minimum of 38 parking spaces in this instance;
3. A total of 1 Type A accessible parking space; whereas By-law 0225-2007, as amended, requires a minimum of 2 accessible parking spaces (1 Type A and 1 Type B) in this instance;
4. An aisle width of 6.7m (approx. 21.98ft) whereas By-law 0225-2007, as amended, requires a minimum aisle width of 7.9m (approx. 25.92ft) in this instance;
5. An aisle width of 2.71m (approx. 8.89ft) to access parking space 12 whereas By-law 0225-2007, as amended, requires a minimum aisle width of 7.00m (approx. 22.96ft) in this instance;
6. A landscape buffer along Dundas Street West of 0m whereas By-law 0225-2007, as amended, requires a minimum landscape buffer of 4.50m (approx. 14.76ft) in this instance;
7. A landscape buffer abutting a commercial zone of 0m whereas By-law 0225-2007, as amended, requires a minimum landscape buffer abutting a commercial zone of 1.50m (approx. 4.92ft) in this instance;
8. A landscape buffer abutting a residential zone of 0m whereas By-law 0225-2007, as amended, requires a minimum landscape buffer abutting a residential zone of 4.50m (approx. 14.76ft) in this instance; and
9. A one-way aisle width of 4.3m (approx. 14.12ft) to access a parallel parking spaces whereas By-law 0225-2007, as amended, requires a minimum one-way aisle width of 5.5m (approx. 18.04ft) to access a parallel parking spaces in this instance.

The Committee has set **Thursday September 23, 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](mailto: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>.



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**How to submit a written comment:**

Written comments to the Committee must be received no later than 4:30pm the Friday prior to the hearing. Submissions are accepted by email at [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca) or by mailing the Committee of Adjustment, 300 City Centre Drive 2<sup>nd</sup> 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](mailto:committee.adjustment@mississauga.ca) no later than 4:30pm the Friday 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 x 2408 no later than 4:30pm the Friday 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 Department Comments

Date Finalized: 2021-09-14	File(s): A374.21
To: Committee of Adjustment	Ward: 2
From: Committee of Adjustment Coordinator	Meeting date:2021-09-23 1:00:00 PM

## Consolidated Recommendation

The City recommends the application be deferred.

## Application Details

The applicant requests the Committee to approve a minor variance to allow a motor vehicle detail shop proposing:

1. A motor vehicle detailing facility - restricted to operate within Unit B of the building on the subject property as a standalone use; whereas By-law 0225-2007 as amended, does not permit a motor vehicle detailing facility – restricted use as a standalone use in this instance;
2. A total of 28 parking spaces for all uses on site; whereas By-law 0225-2007, as amended, requires a minimum of 38 parking spaces in this instance;
3. A total of 1 Type A accessible parking space; whereas By-law 0225-2007, as amended, requires a minimum of 2 accessible parking spaces (1 Type A and 1 Type B) in this instance;
4. An aisle width of 6.7m (approx. 21.98ft) whereas By-law 0225-2007, as amended, requires a minimum aisle width of 7.9m (approx. 25.92ft) in this instance;
5. An aisle width of 2.71m (approx. 8.89ft) to access parking space 12 whereas By-law 0225-2007, as amended, requires a minimum aisle width of 7.00m (approx. 22.96ft) in this instance;
6. A landscape buffer along Dundas Street West of 0m whereas By-law 0225-2007, as amended, requires a minimum landscape buffer of 4.50m (approx. 14.76ft) in this instance;
7. A landscape buffer abutting a commercial zone of 0m whereas By-law 0225-2007, as amended, requires a minimum landscape buffer abutting a commercial zone of 1.50m (approx. 4.92ft) in this instance;
8. A landscape buffer abutting a residential zone of 0m whereas By-law 0225-2007, as amended, requires a minimum landscape buffer abutting a residential zone of 4.50m (approx. 14.76ft) in this instance; and
9. A one-way aisle width of 4.3m (approx. 14.12ft) to access a parallel parking spaces whereas By-law 0225-2007, as amended, requires a minimum one-way aisle width of 5.5m (approx. 18.04ft) to access a parallel parking spaces in this instance.

City Department and Agency Comments	File:A374.21	2021/09/14	2
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## Amendments

The Building Department is currently processing certificate of occupancy application 21-5890. From a review of this application it appears the following amendments are required:

1. a motor vehicle detailing facility for Motor Vehicles to operate as a standalone use from within Unit B of the building on the subject property; whereas By-law 0225-2007, as amended, does not permit a motor vehicle detailing facility to operate on the subject property in this instance;
4. An aisle width of 6.7m (approx. 21.98ft) whereas By-law 0225-2007, as amended, requires a minimum aisle width of 7m (approx. 22.96ft) in this instance;
5. An aisle width of 2.71m to access 1 parking space (Space 12) in the south-west corner of the property; whereas By-law 0225-2007, as amended, requires a minimum aisle width of 7m in this instance;
7. A landscape buffer of 0m abutting the C1 & C5-3 - Commercial zones to the west; whereas By-law 0225-2007, as amended, requires a landscape buffer with a minimum depth of 1.5m for a lot line abutting a Commercial zone in this instance;
8. A landscape buffer of 0m abutting the R2 – Residential zone to the south and R3 - Residential zone to the east; whereas By-law 0225-2007, as amended, required a landscape buffer with a minimum depth of 4.5m for a lot line abutting a Residential zone in this instance; and,
9. A one-way aisle width of 4.3m (approx. 14.12ft) to access parallel parking spaces at the rear of the property; whereas By-law 0225-2007, as amended, requires a minimum one-way aisle width of 5.5m (approx. 18.04ft) to access parallel parking spaces in this instance.

## Background

**Property Address:** 2292 Dundas Street West

### Mississauga Official Plan

Character Area: Sheridan Neighbourhood Character Area  
Designation: Motor Vehicle Commercial

### Zoning By-law 0225-2007

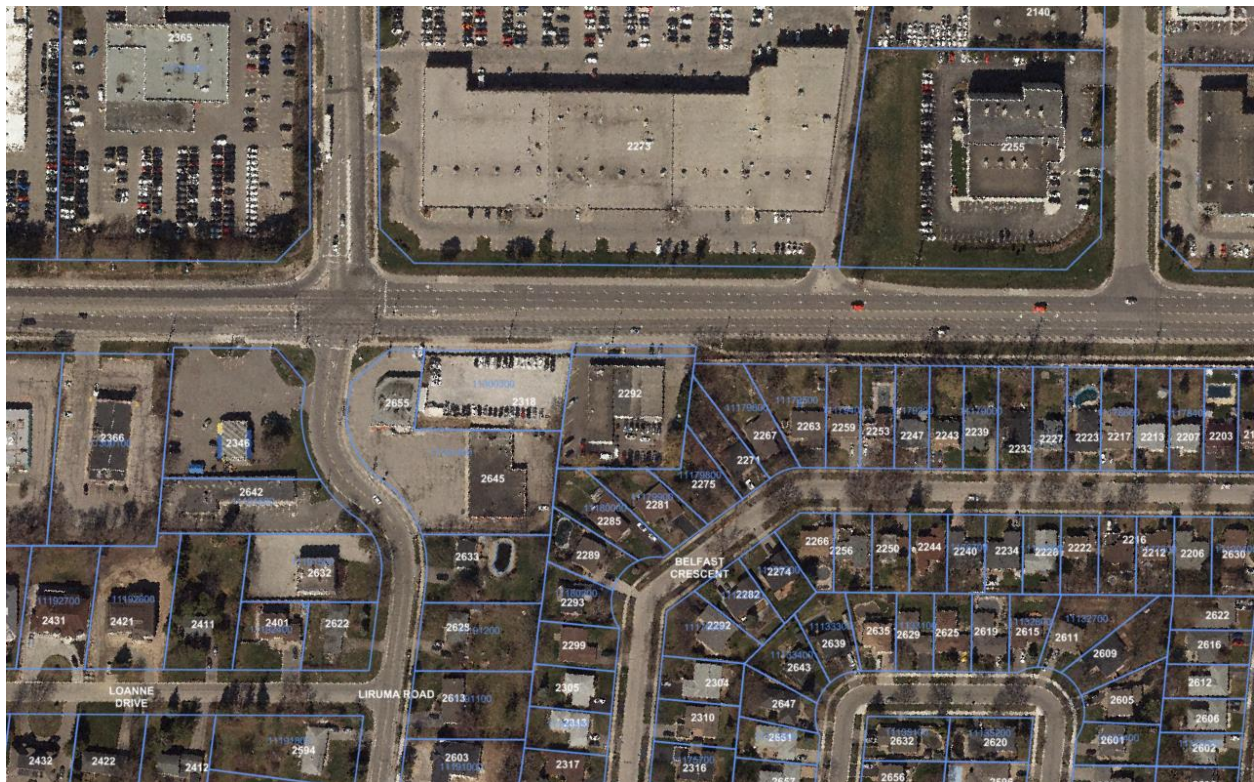
**Zoning:** C5-3 - Commercial

**Other Applications:** Certificate of Occupancy C 21-5890

## Site and Area Context

The subject property is located within the Sheridan Neighbourhood Character Area, south west of Erin Mills Parkway and Dundas Street West. The surrounding area north Dundas Street West comprises a mix of commercial, employment and industrial type uses. South of the subject property consists of low density residential dwellings. The subject property contains existing commercial automotive uses.

The applicant is proposing a motor vehicle detail shop on-site, requiring variances for this use and existing site conditions.



## 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 located in the Sheridan Neighbourhood Character area and is designated Motor Vehicle Commercial in Schedule 10 of the Mississauga Official Plan (MOP). The Motor Vehicle Commercial designation permits a broad range of non-residential uses including gas bar, motor vehicle repair, motor vehicle service station and motor vehicle wash uses.

Variance #1 proposes a motor vehicle detailing facility within Unit B, where the zoning by-law does not permit or contemplate this use. The proposed motor vehicle detailing facility is appropriate, as automotive uses currently exist on site.

Variance #2 proposes deficient parking on the site. The City Planning Strategies (CPS) Division has reviewed this application and their comment is as follows.

With respect to Committee of Adjustment application 'A' 374/21, 2292 Dundas Street West (Unit B), the applicant is requesting (variance #2) to allow a motor vehicle repair facility – restricted proposing a total of 28 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 38 parking spaces in this instance. This is a parking deficiency of 10 spaces or 26%. Staff reviewed the details provided in this application and note that the subject property has a previous minor variance for a parking reduction through application 'A' 176/20, seeking to allow a motor vehicle sales facility – restricted providing 29 parking spaces whereas 36 parking spaces are required. Application 'A' 176/20 was proposing a motor vehicle sales facility in Unit A accessory to Unit C, which operates as a motor vehicle repair facility. The applicant did not provide any justification for the proposed parking reduction and staff recommended that the application be deferred pending the submission of a satisfactory Parking Utilization Study (PUS).

However, Committee of Adjustment saw merit and approved application 'A' 176/20 for a temporary period of 5 years (approval will lapse on August 31, 2025) subject to the following conditions:

1. The motor vehicle sales use be limited to a maximum GFA of 20% of Unit A.
2. All vehicles used for sales be located within Unit A.
3. A maximum of 5 vehicles permitted within Unit A for sale.

To date, staff have not received a PUS to justify a parking reduction onsite.

Staff contacted the City's Parking Enforcement Section via telephone call and the Councillor's Office via email on September 8, 2021, to inquire whether there are any parking complaints and were advised that there are no parking complaints at 2292 Dundas Street West.

Given that the requested parking variance through 'A' 374/21 is a similar use with the same parking rate requirement (4.3 spaces per 100m<sup>2</sup> of GFA) as the previously approved application, staff have no further comments.

While Planning staff note the Committee's previous approval of application 'A' 176/20, Planning staff echo CPS staff's comments and recommend deferral of the application pending submission of an adequate PUS. Furthermore, Zoning staff has advised that further information is required to verify the accuracy of variance #2.



Variances #3-9 are required to legalize existing site conditions. The applicant and zoning staff determined it is worth legalizing these conditions, as the property owner would not be able to provide sufficient documentation regarding legal non-confirming status. As there is no development proposed, and the variances are required to legalize existing site conditions, Planning Staff have no concerns with these variances. If the applicant were to comply with the zoning by-law's regulations for aisle widths and landscape buffers, the site alterations could alter and interrupt the property's existing functionality. The property has supported automotive uses since the 1960s. CPS staff contacted the City's parking Enforcement Section and confirmed that there are no parking complaints at the subject property. While the proposed use may bring additional vehicular traffic to the site, the applicant's agent has informed staff that the operation will run by appointment only, which negates Planning staff's concerns about queuing onsite.

Based on the preceding information, Planning staff recommend deferral of the application to allow the applicant an opportunity to submit a PUS to staff and provide additional information to verify variance #2. Staff has no concerns with the remaining variances, as motor vehicle uses currently exist on the property and many of the variances are required to legalize existing site conditions.

Comments Prepared by: Connor DiPietro, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

Enclosed for Committee easy reference are photos of the existing building and parking areas surrounding the building.









Comments Prepared by: John Salvino, Development Engineering Technologist

## Appendix 2 – Zoning Comments

The Building Department is currently processing certificate of occupancy application 21-5890. From a review of this application it appears the following amendments are required:

1. a motor vehicle detailing facility for Motor Vehicles to operate as a standalone use from within Unit B of the building on the subject property; whereas By-law 0225-2007, as amended, does not permit a motor vehicle detailing facility to operate on the subject property in this instance;
4. An aisle width of 6.7m (approx. 21.98ft) whereas By-law 0225-2007, as amended, requires a minimum aisle width of 7m (approx. 22.96ft) in this instance;

5. An aisle width of 2.71m to access 1 parking space (Space 12) in the south-west corner of the property; whereas By-law 0225-2007, as amended, requires a minimum aisle width of 7m in this instance;
7. A landscape buffer of 0m abutting the C1 & C5-3 - Commercial zones to the west; whereas By-law 0225-2007, as amended, requires a landscape buffer with a minimum depth of 1.5m for a lot line abutting a Commercial zone in this instance;
8. A landscape buffer of 0m abutting the R2 – residential zone to the south and R3 - Residential zone to the east; whereas By-law 0225-2007, as amended, required a landscape buffer with a minimum depth of 4.5m for a lot line abutting a Residential zone in this instance; and,
9. A one-way aisle width of 4.3m (approx. 14.12ft) to access parallel parking spaces at the rear of the property; whereas By-law 0225-2007, as amended, requires a minimum one-way aisle width of 5.5m (approx. 18.04ft) to access parallel parking spaces in this instance.

Further information is required to verify the accuracy of Variance 2 with respect to how many parking spaces are being provided.

Our comments are based on the plans received by Zoning staff on 2021/06/15 for the above captioned 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 certificate of occupancy 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 certificate of occupancy process in order to receive updated comments.

Comments Prepared by: Brian Bonner – Supervisor, Zoning





## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A381.21  
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 3963 Berryman Trail, 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 allow an accessory structure proposing:

1. A lot coverage of 47.52% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 40.00% in this instance; and
2. An accessory structure area of 17.24sq.m (approx. 185.57sq.ft) whereas By-law 0225-2007, as amended, permits a maximum accessory structure area of 10.00sq.m (107.64sq.ft) in this instance.

The Committee has set **Thursday September 23, 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 Friday prior to the hearing. Submissions are accepted by email at [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca) or by mailing the Committee of Adjustment, 300 City Centre Drive 2<sup>nd</sup> 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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# City of Mississauga Department Comments

Date Finalized: 2021-09-15	File(s): A381.21 Ward 10
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-09-23 1:00:00 PM

## Consolidated Recommendation

The City has no objections to the application.

## Application Details

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

1. A lot coverage of 47.52% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 40.00% in this instance; and
2. An accessory structure area of 17.24sq.m (approx. 185.57sq.ft) whereas By-law 0225-2007, as amended, permits a maximum accessory structure area of 10.00sq.m (107.64sq.ft) in this instance.

## Background

**Property Address:** 3963 Berryman Trail

### Mississauga Official Plan

Character Area: Lisgar Neighbourhood  
Designation: Residential Low Density II

### Zoning By-law 0225-2007

**Zoning:** R4 - Residential

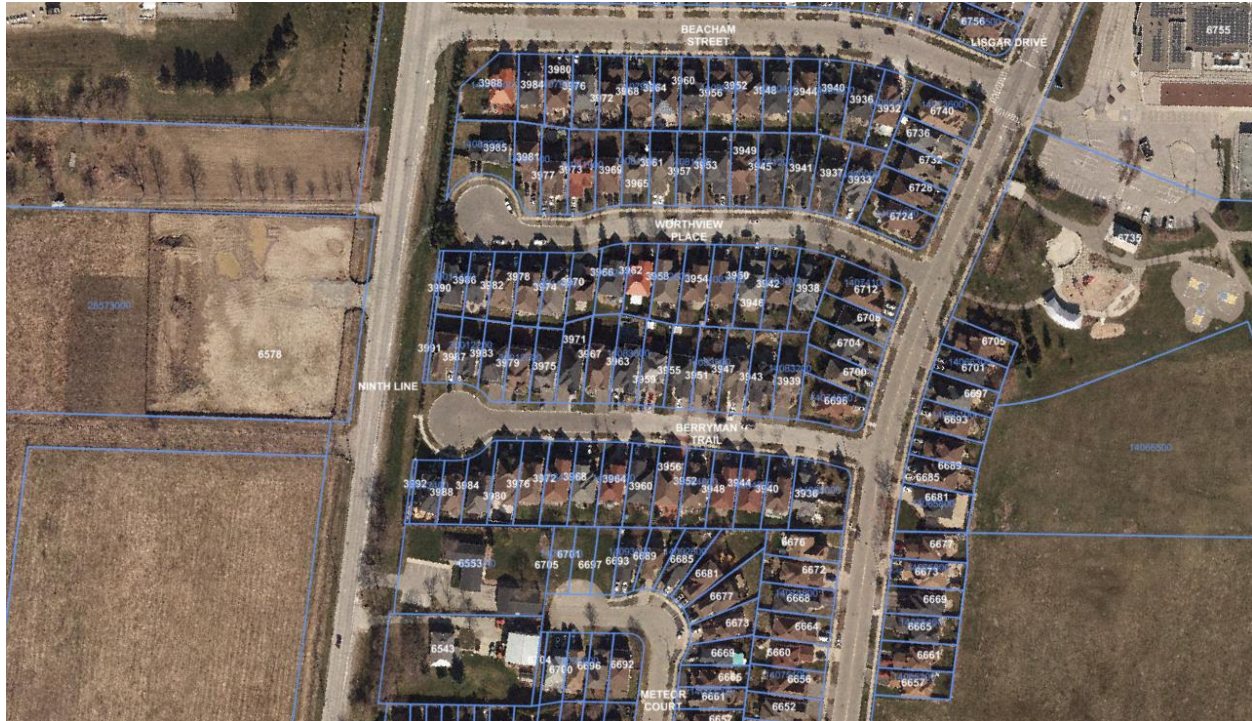
**Other Applications:** BP 9NEW 21-6467

### Site and Area Context

The subject property is located south-east of the Ninth Line and Beacham Street intersection in the Lisgar Neighbourhood. It contains a detached dwelling with an attached garage and limited

landscaping elements in both the front and rear yards. The lot frontage is +/- 12m (39.4ft) and the lot area is +/- 470.49m<sup>2</sup> (5,064,31ft<sup>2</sup>). The surrounding context includes exclusively detached homes.

The applicant is proposing to construct a gazebo in the rear yard requiring variances for lot coverage and 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 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?**

Located in the Lisgar Neighbourhood Character Area, the subject property is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits detached, semi-detached, duplex and triplex dwellings, as well as other low-rise dwellings with individual frontages. 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. Accessory structures are permitted on residential properties, the proposal provides the required setback from all lot lines and is no taller than 3m when measured from grade. Given this, staff are of the opinion that the structure is appropriately sized and does not pose any significant impact to the abutting properties. 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 requests an increase to the total lot coverage for the property. The intent of the lot coverage provision in the Zoning By-law is to ensure that the lot is not overdeveloped to the detriment of the streetscape and neighbouring properties. Upon review of the drawings staff note that the existing dwelling and front porch account for a lot coverage of 43.86%, which exceeds the permitted 40% on the subject property. The proposed accessory structure represents an additional lot coverage of 3.66%. Staff are satisfied that the lot coverage of 3.66% is appropriate for the accessory structure, and does not represent an overdevelopment of the lot.

Variance 2 requests an increased floor area for the accessory structure. 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 structure's separation from the dwelling helps break up the massing on the property and the elevations show that the proposed structure is to be open with no walls on any side, reducing any potential impact on the overall massing on the subject property.

Based on the above, staff are of the opinion that the general intent and purpose of the by-law is maintained in this instance.

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

Staff is of the opinion that the proposed accessory structure will not have any significant impacts on neighbouring properties or the streetscape and represent appropriate development of the subject lands. As such, the variances are minor in nature and result in the orderly development of the subject property.

Comments Prepared by: Alexander Davies, 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 accessory structure will be addressed through the Building Permit Process. We are also advising the applicant that the existing drainage pattern be maintained on the property, meaning that the existing grades around the perimeter of the side and rear yard must not be altered.





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 21-6363. 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: Brandon Eidner, Zoning Examiner





## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A385.21  
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 1274 Minnewaska Trail, 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 an addition proposing:

1. A side yard (easterly) of 1.55m (approx. 5.09ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 2.41m (approx. 7.91ft) in this instance;

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

2. A side yard (westerly) of 1.55m (approx. 5.09ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 2.41m (approx. 7.91ft) in this instance; and

3. A combined width of side yards of 2.83m (approx. 9.28ft) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 4.94m (approx. 16.21ft) in this instance.

The Committee has set **Thursday September 23, 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](mailto: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 Friday prior to the hearing. Submissions are accepted by email at [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca) or by mailing the Committee of Adjustment, 300 City Centre Drive 2<sup>nd</sup> 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:**

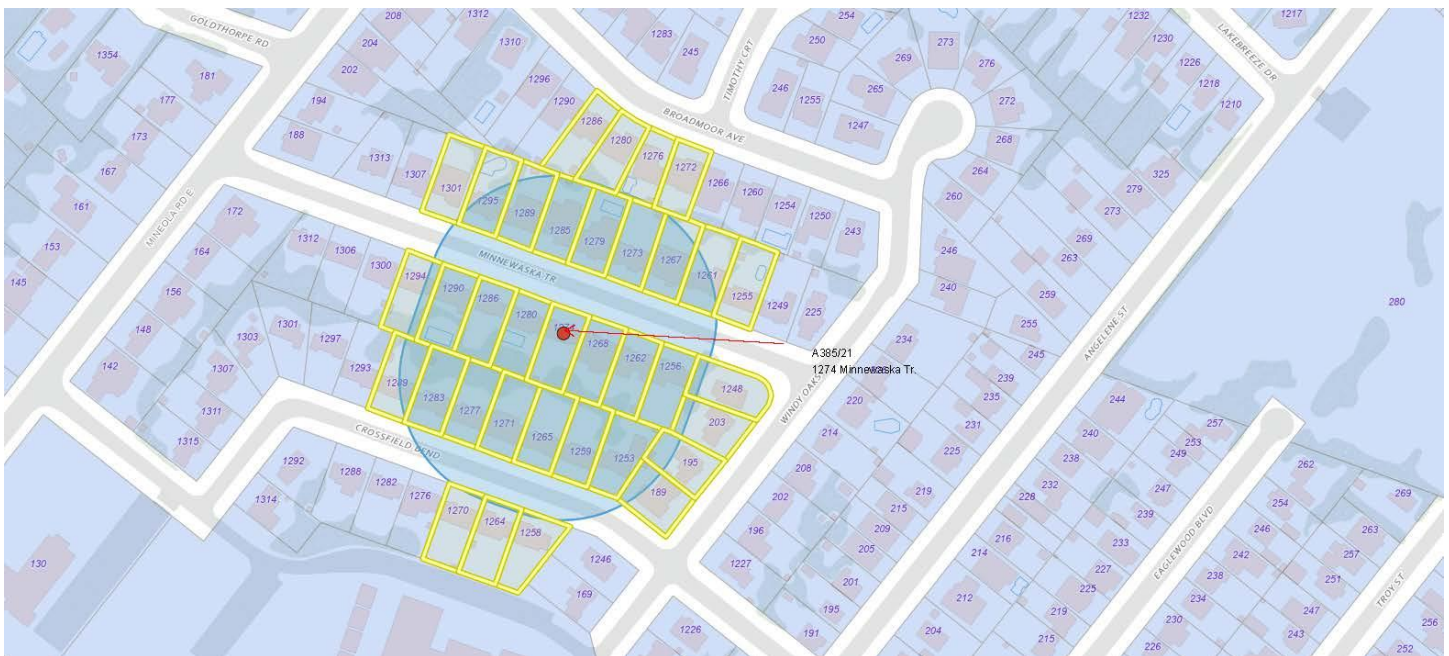
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**To participate by telephone:** To register, please call 905-615-3200 x 2408 no later than 4:30pm the Friday prior to the hearing. You must provide your name, phone number, and application you wish to speak to. Committee staff will provide you with 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 x2408.



# City of Mississauga Department Comments

Date Finalized: 2021-09-15	File(s): A385.21 Ward: 1
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-09-23 1:00:00 PM

## Consolidated Recommendation

The City recommends the application be deferred to submit the requested information

## Application Details

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

1. A side yard (easterly) of 1.55m (approx. 5.09ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 2.41m (approx. 7.91ft) in this instance;

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

2. A side yard (westerly) of 1.55m (approx. 5.09ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 2.41m (approx. 7.91ft) in this instance; and

3. A combined width of side yards of 2.83m (approx. 9.28ft) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 4.94m (approx. 16.21ft) in this instance.

## Background

**Property Address:** 1274 Minnewaska Trail

### Mississauga Official Plan

Character Area: Mineola Neighbourhood

Designation: Residential Low Density II

### Zoning By-law 0225-2007

**Zoning:** R3-1 - Residential

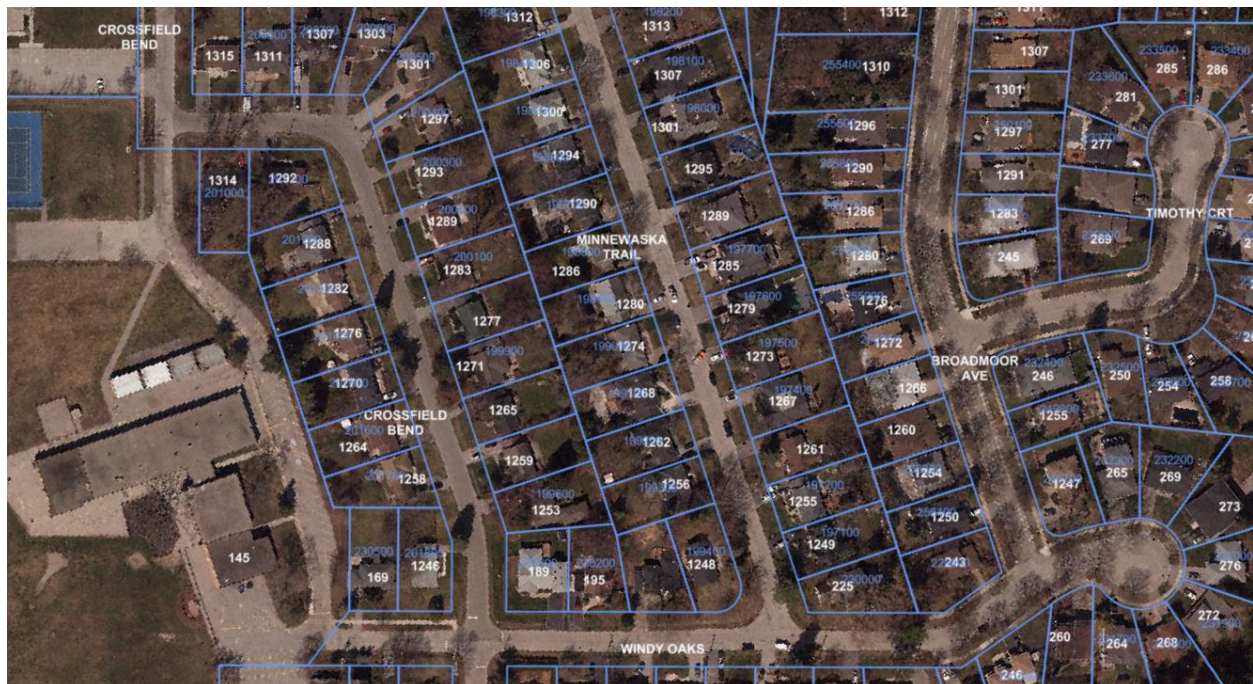
**Other Applications:** Site Plan Infill: SPI 21/077



## Site and Area Context

The subject property is located within the Mineola Neighbourhood Character Area, southeast of Hurontario Street and Mineola Road West. The neighbourhood is entirely residential, consisting of one and two storey detached dwellings with mature vegetation and landscape elements in the front yards. The subject property contains an existing one storey detached dwelling with mature vegetation in the front yard.

The applicant is proposing a addition to the existing dwelling requiring variances related to side yards.



## 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 dwellings.

The applicant has requested the Committee to approve minor variances to allow the construction of an addition to the existing dwelling on the subject property. Upon review of the application, staff have noticed multiple discrepancies between the submitted drawings and the requested variances. Planning and Zoning Staff have also determined that the variances requested are inaccurate. Due to the inaccuracies and discrepancies, Planning staff are unable to complete a full review of the application at this time and recommend the application be deferred to give the applicant an opportunity to verify the variances requested with zoning staff and submit a revised list of variances and/or drawings.

Comments Prepared by: Connor DiPietro, 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 are being addressed through the Site Plan Application process, File SPI-21/077.



Comments Prepared by: John Salvino, Development Engineering Technologist

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**Appendix 2 – Zoning Comments**

The Building Department is currently processing a Site Plan Infill application under file SPI 21-77. 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





## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A387.21  
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 1311 Northaven Drive, 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 dwelling proposing:

1. A gross floor area of 380.06sq.m (approx. 4090.93sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 342.72sq.m (approx. 3689.01sq.ft) in this instance;
2. A lot coverage of 35.94% (274.42sq.m) whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% (267.26sq.m) in this instance;
3. A combined width of side yards of 3.14m (approx. 10.30ft) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 4.20m (approx. 13.78ft) in this instance; and
4. An eave height of 6.71m (approx. 22.01ft) whereas By-law 0225-2007, as amended, permits a maximum eave height of 6.40m (approx. 21.00ft) in this instance.

The Committee has set **Thursday September 23, 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:**

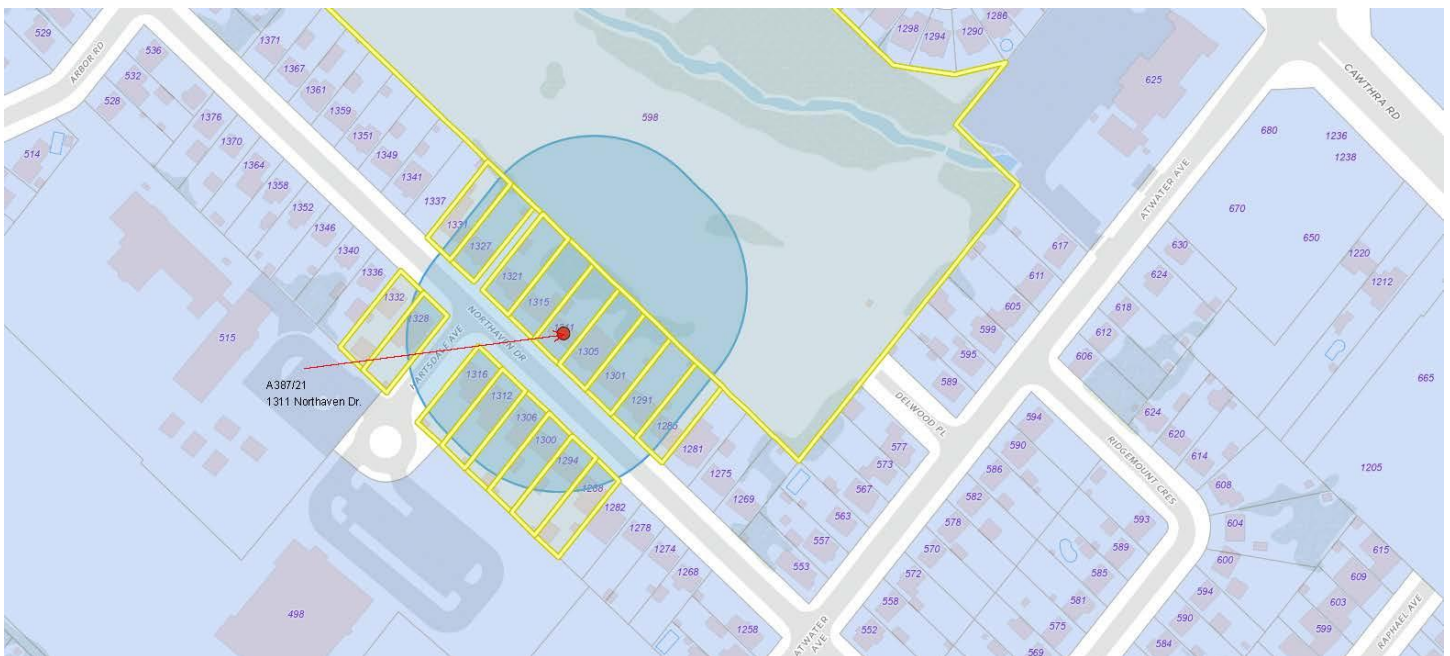
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# City of Mississauga Department Comments

Date Finalized: 2021-09-15	File(s): A387.21 Ward: 1
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-09-23 1:00:00 PM

## Consolidated Recommendation

The City has no objection to the variances, as amended.

## Application Details

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

1. A gross floor area of 380.06sq.m (approx. 4090.93sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 342.72sq.m (approx. 3689.01sq.ft) in this instance;
2. A lot coverage of 35.94% (274.42sq.m) whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% (267.26sq.m) in this instance;
3. A combined width of side yards of 3.14m (approx. 10.30ft) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 4.20m (approx. 13.78ft) in this instance; and
4. An eave height of 6.71m (approx. 22.01ft) whereas By-law 0225-2007, as amended, permits a maximum eave height of 6.40m (approx. 21.00ft) in this instance.

## Amendments

The Building Department is currently processing a site plan approval application under file SPI 21/015. Based on review of the information currently available for this application, we advise that the following variance(s) should be added as follows:

5. A proposed accessory structure with an area occupied of 37.9m sq whereas By-law 0225-2007, as amended, permits an accessory structure with a maximum area occupied of 20.0m sq in this instance

## Background

**Property Address:** 1311 Northaven Drive

**Mississauga Official Plan**

Character Area: Mineola Neighbourhood

Designation: Residential Low Density II

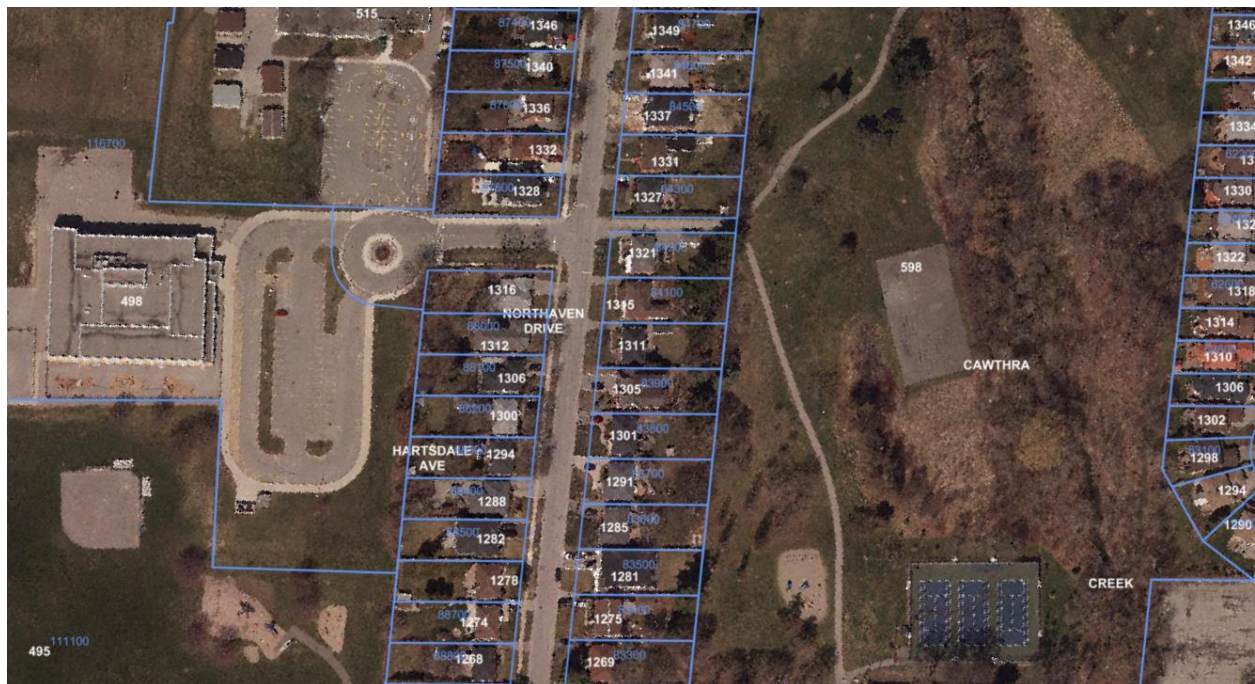
**Zoning By-law 0225-2007**

Zoning: R3-1 - Residential

**Other Applications:** Site Plan Infill: SPI 21-015 W1**Site and Area Context**

The subject property is located within the Mineola Neighbourhood Character Area, northwest of Atwater Avenue and Cawthra Road. The immediate neighbourhood consists of older one and newer two storey residential dwellings with vegetation and landscape elements in the front yards. The subject property contains an existing one storey dwelling with a detached garage located in the rear yard.

The application proposes a new dwelling on the subject property requiring variances related to gross floor area, lot coverage, side yards 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 II in Schedule 10 of the Mississauga Official Plan, which permits detached, semi-detached, duplex, triplex and other forms of low rise dwellings with individual frontages. Section 16.18.1 of the Mineola Neighbourhood Character Area policies states that new housing is encouraged to fit the scale and character of the surrounding area. The proposed detached dwelling respects the designated land use and has regard for the distribution of massing on the property as a whole, thereby 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?**

Variance #1 and 4 propose an increased gross floor area and height to eaves. The intent of the zoning by-law is to maintain compatibility between existing and newer dwellings in order to ensure the existing and planned character of a neighbourhood is preserved. The proposed dwelling contains architectural features that break up the first and second storey of the dwelling, resulting in the appearance of a reduced overall building massing which is reflective of the established streetscape. The proposal is consistent with the newer two storey dwellings in the immediate area and does not pose a negative impact to the character of the neighbourhood. Staff is of the opinion that the general intent and purpose of the zoning by-law is maintained.

Variance #2 proposes a lot coverage of 37.21%, where a maximum of 35% is permitted. The intent of the zoning by-law is to ensure there is not an overdevelopment of the lot. In this instance, the dwelling footprint maintains a lot coverage of approximately 34%, which is less than the maximum permitted under the by-law. The portion of the lot coverage that exceeds the by-law is only attributable to the front and rear covered porches. The covered porches do not add significant massing to the existing dwelling. As such, staff is of the opinion that the general intent and purpose of the zoning by-law is maintained.

Variance #3 proposes a combined width of side yards of 3.14m, where a minimum combined yard width of 4.2m is required. The general intent of this portion of the by-law is to ensure that an adequate buffer exists between the massing of primary structures on adjoining properties, and that access to the rear yard ultimately remains unencumbered. Staff is not concerned with this variance, as the applicant is not seeking additional variances for the side yards.

Furthermore, the side yards proposed provided an adequate buffer between the massing of the proposed dwelling and adjacent properties. The setbacks proposed are also consistent with

setbacks for dwellings in the immediate neighbourhood. Staff is of the opinion that the general intent and purpose of the zoning by-law is maintained.

Variance #5 proposes an increased accessory structure area. 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 are clearly accessory, while not presenting any massing concerns to neighbouring lots. The proposed cabana is clearly subordinate to the main dwelling and is proportional to the lot. The Zoning By-law permits a maximum occupied combined area of 30m<sup>2</sup> for all accessory buildings and structures. In this instance, the proposed variance represents a minor deviation from the by-law regulations. Furthermore, the proposed accessory structure is a predominantly open structure resulting in no massing concerns.

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

The proposed dwelling maintains the existing and planned context of the surrounding area and does not pose a negative impact to the neighbourhood. The dwelling contains architectural features that breaks up the overall massing of the dwelling as a result of the increased gross floor area. As a result, the proposed dwelling maintains compatibility with newer two storey dwellings. Staff is of the opinion that the application represents orderly development of the lands and is minor in nature. As such, Staff has no objection to the variances, as amended.

Comments Prepared by: Connor DiPietro, 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-21/015.



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 21/015. Based on review of the information currently available for this application, we advise that the following variance(s) should be added as follows:



- A proposed accessory structure with an area occupied of 37.9m sq whereas By-law 0225-2007, as amended, permits an accessory structure with a maximum area occupied of 20.0m sq in this instance;

Our comments are based on the plans received by Zoning staff on 07/28/2021 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 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 Dellwood Park (P-005).
2. Construction access from the park is not permitted.
3. Stockpiling of construction materials and encroachment in the adjacent park is not permitted.
4. Hoarding and securities to protect the adjacent park may be required as part of a site plan control application.

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](mailto:jim.greenfield@mississauga.ca)

Comments Prepared by: Jim Greenfield, Park Planner



## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A389.21  
Ward: 5

### 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 7070 Pacific Circle, zoned E3 - 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 vehicle sales proposing:

1. A motor vehicle sales, leasing and/or rental facility - restricted whereas By-law 0225-2007, as amended, does not permit motor vehicle sales, leasing and/or rental facility - restricted in this instance; and
2. 29 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 36 parking spaces in this instance.

The Committee has set **Thursday September 23, 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:

Written comments to the Committee must be received no later than 4:30pm the Friday prior to the hearing. Submissions are accepted by email at [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca) or by mailing the Committee of Adjustment, 300 City Centre Drive 2<sup>nd</sup> 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:

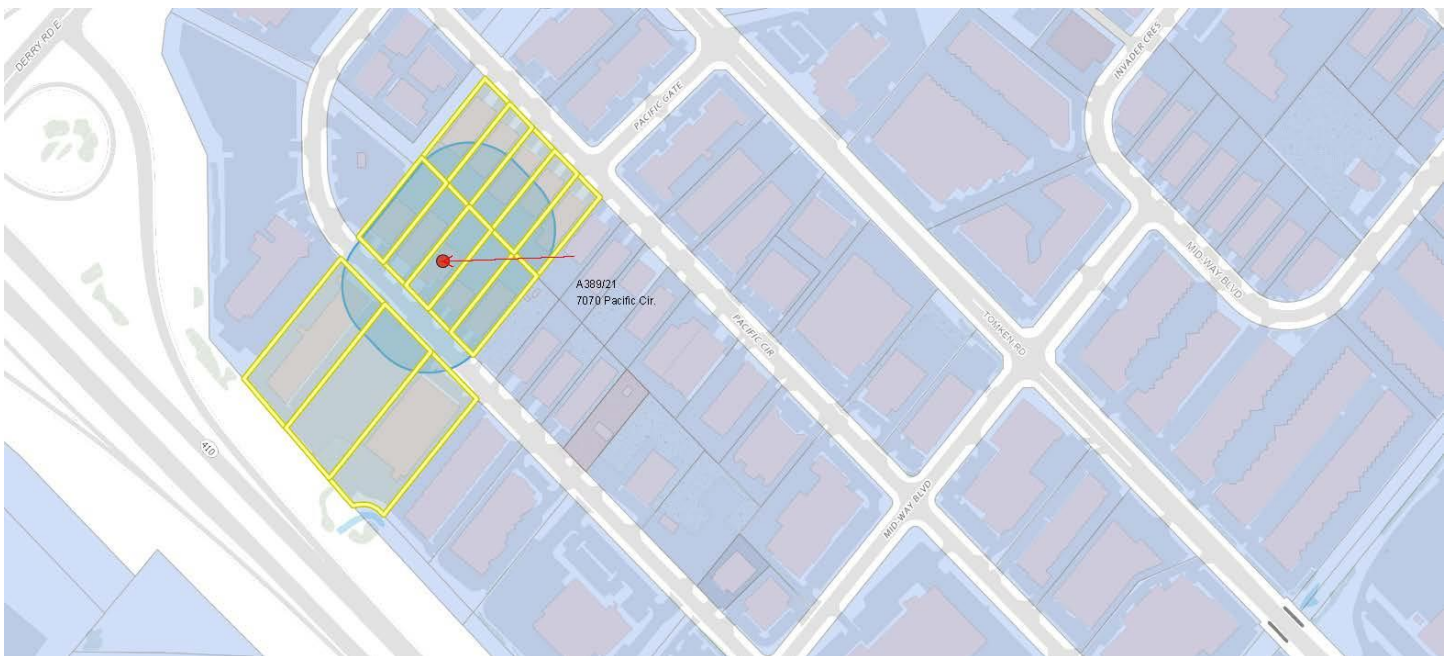
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**Legal notice:**

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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 x2408.



# City of Mississauga Department Comments

Date Finalized: 2021-09-15	File(s): A389.21 Ward 5
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-09-23 1:00:00 PM

## Consolidated Recommendation

The City recommends that variance 1 be refused. In regards to variance 2, Planning staff recommend 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 applicant requests the Committee to approve a minor variance to allow vehicle sales proposing:

1. A motor vehicle sales, leasing and/or rental facility - restricted whereas By-law 0225-2007, as amended, does not permit motor vehicle sales, leasing and/or rental facility - restricted in this instance; and
2. 29 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 36 parking spaces in this instance.

## Background

**Property Address:** 7070 Pacific Circle

### Mississauga Official Plan

Character Area: Northeast Employment Area  
Designation: Industrial

### Zoning By-law 0225-2007

**Zoning:** E3 - Employment

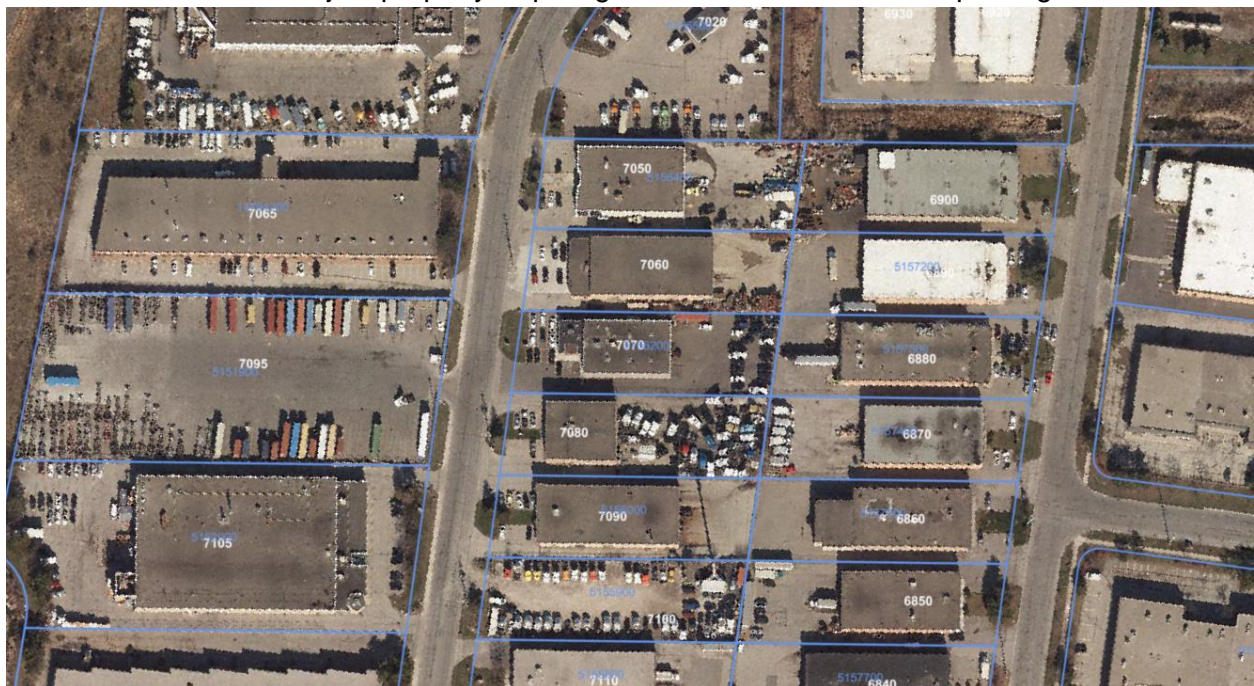
**Other Applications:** C 21-5898



## Site and Area Context

The subject property is located south-east of the Derry Road East and Highway 410 interchange in the Northeast Employment Area. It currently contains a one storey industrial building and has a lot frontage of +/- 30.4m (99.74ft) and a lot area of 2884.57m<sup>2</sup> (31,049.25ft<sup>2</sup>). There is minimal vegetation and landscaping on the subject property, which is characteristic of the larger area. The surrounding context includes one and two storey industrial and office buildings.

The applicant is requesting to permit a motor vehicle sales, leasing and/or rental facility – restricted use on the subject property requiring variances for the use and parking.



## 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 Northeast Employment Area and is designated Industrial in Schedule 10 of the Mississauga Official plan (MOP). This designation permits a variety of uses, including motor vehicle body repair, wash, and rental facilities, however motor vehicle

sales are not permitted under this designation. Staff note that the only designation that permits motor vehicle sales is the Mixed Use designation. While Staff appreciate that some motor vehicle uses are permitted in the Industrial designation, the sales use was clearly excluded from the list and therefore Staff are of the opinion that variance 1 does not maintain the general intent and purpose of the Official Plan.

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

Variance 1 requests to permit a motor vehicle sales, leasing and/or rental facility – restricted use on the subject property. The subject property is zoned E3, which permits the repair and leasing of vehicles as well as the sale of commercial motor vehicles, however it does not permit the sale of non-commercial motor vehicles. Staff note that the sale and leasing of non-commercial motor vehicles is not permitted under any base Employment zone in the City. The use requested is limited solely to the C3 zone. The intent and purpose of the zoning by-law is to permit motor vehicle retail uses in a commercial zone with other retail uses and to not create precedence in establishing retail car dealerships in employment zones as of right. Staff are therefore of the opinion that variance 1 does not maintain the general intent and purpose of the Zoning By-law.

Variance 2 requests a reduction in parking. CPS Staff have reviewed the application and note as follows:

Variance 2 represents a parking deficiency of 7 spaces or 19%.

Staff reviewed the details provided in this application and note that the subject property has a previous minor variance for a parking reduction through application 'A' 80/16. That application sought to permit a motor vehicle repair facility – restricted within the warehouse portion of the existing building with a total of 29 parking spaces whereas 36 parking spaces are required. Application 'A' 80/16 also proposed a taxi dispatch office facility with accessory motor vehicle repair facility – restricted. The applicant explained that the building will be utilized to service Blue and White Taxi vehicles and not as a repair garage for other companies, therefore taxi vehicles will attend the property only when repairs are required.

The applicant did not provide any justification for the proposed parking reduction and staff recommended that the application be deferred pending the submission of a satisfactory Parking Utilization Study (PUS).

However, Committee of Adjustment saw merit and approved application 'A' 80/16, as amended.

To date, staff have not received a PUS to justify a parking reduction onsite.

Given that the requested parking variance through 'A' 389/21 is a similar use with the same parking rate requirement (4.3 spaces per 100m<sup>2</sup> of GFA) as the previously approved application, staff have no further comments.

In regards to variance 2, Planning Staff recommend 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.

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

Staff are satisfied that variance 2 raises no Planning concerns and is appropriate to be handled through the minor variance process. The requested additional use, however, does not represent appropriate development of the lands as the requested use was intentionally prohibited from Employment zones. Staff are therefore also of the opinion that variance 1 is not minor in nature.

Comments Prepared by: Alexander Davies, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

Enclosed for Committee's easy reference are some photos depicting the subject property.







Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

## **Appendix 2 – Zoning Comments**

The Building Department is currently processing a Zoning Certificate of Occupancy application under file C21-5898. 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: Marco Palerma



## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A258.20  
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 1041 Haig Boulevard, zoned R3-75 - 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 existing alterations to the house proposing:

1. A side yard measured to the first floor of 1.17m (approx. 3.84ft) whereas By-law 0225-2007, as amended, requires a minimum side yard measured to the first floor of 1.20m (approx. 3.94ft) in this instance;
2. A side yard measured to the second floor of 1.17m (approx. 3.84ft) whereas By-law 0225-2007, as amended, requires a minimum side yard measured to the second floor of 1.81m (approx. 5.94ft) in this instance;
3. A setback measured from a driveway to a side lot line of 0.00m whereas By-law 0225-2007, as amended, requires a minimum setback measured from a driveway to a side lot line of 0.60m (approx. 1.97ft) in this instance;
4. An encroachment of a covered porch inclusive of stairs of 3.60m (approx. 11.81ft) whereas By-law 0225-2007, as amended, permits a maximum encroachment of a covered porch inclusive of stairs of 1.60m (approx. 5.25ft) in this instance;
5. A hammerhead and parking within the rear yard with a measurement of 8.80m (approx. 28.87ft) x 5.23m (approx. 17.16ft) whereas By-law 0225-2007, as amended, permits a maximum hammerhead and parking within the rear yard with a measurement of 3.00m (approx. 9.84ft) x 2.60m (approx. 8.53ft) in this instance;
6. Stairs to facilitate a below grade entrance in the front yard whereas By-law 0225-2007, as amended, does not permit Stairs to facilitate a below grade entrance in the front yard in this instance;
7. A pedestrian entrance facing a street to facilitate a second unit whereas By-law 0225-2007, as amended, does not permit a pedestrian entrance facing a street to facilitate a second unit in this instance;
8. A garage height of 3.68m (approx. 12.07ft) whereas By-law 0225-2007, as amended, permits a maximum of 3.00m (approx. 9.84ft) in this instance;
9. A height of an accessory structure of 3.68m (approx. 12.07ft) whereas By-law 0225-2007, as amended, permits a maximum of 3.50m (approx. 11.48ft) in this instance;
10. A garage height measured to the eaves of 3.17m (approx. 10.40ft) whereas By-law 0225-2008, as amended, permits a maximum garage height measured to the eaves of 3.00m (approx. 9.84ft) in this instance; and
11. An accessory structure of 35.01sq.m (approx. 376.84sq.ft) whereas By-law 0225-2007, as amended, permits a maximum area of an accessory structure of 20.00sq.m (approx. 215.28sq.ft) in this instance.

The Committee has set **Thursday September 23, 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](mailto: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>.

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**How to submit a written comment:**

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**Advance registration is required to participate in the electronic hearing:**

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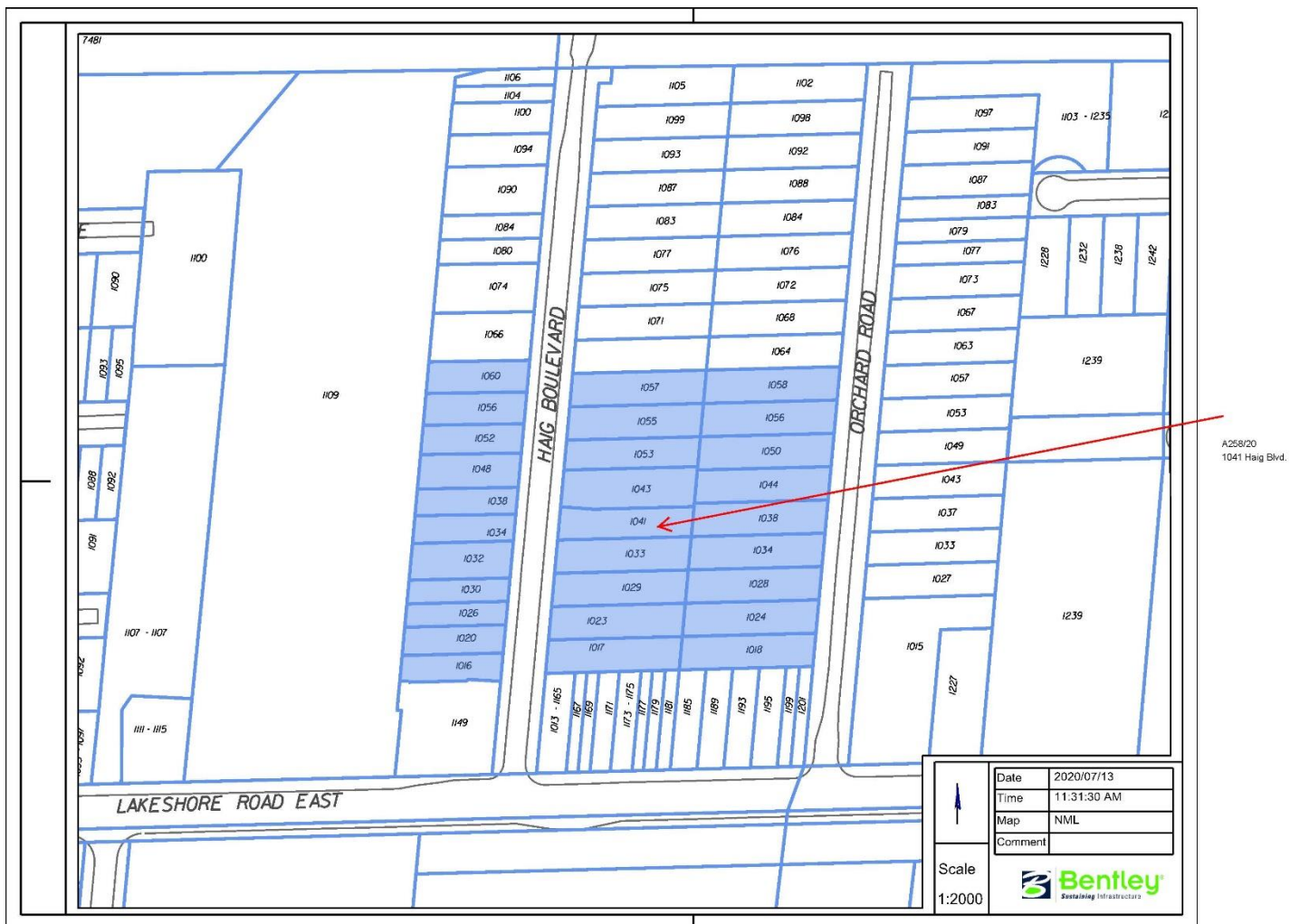
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Your comments are collected under the legal authority of the Planning Act R.S.O. 1990, Chapter c.P.13, as amended. Your comments regarding this application become the property of the City of Mississauga and will become part of the decision making process 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 x2408.





# City of Mississauga Department Comments

Date Finalized: 2021-09-14	File(s): A258.20
To: Committee of Adjustment	Ward: 1
From: Committee of Adjustment Coordinator	Meeting date:2021-09-23 1:00:00 PM

## Consolidated Recommendation

The City recommends that the application be refused.

## Application Details

The applicant requests the Committee to approve a minor variance to allow the existing alterations to the house proposing:

1. A side yard measured to the first floor of 1.17m (approx. 3.84ft) whereas By-law 0225-2007, as amended, requires a minimum side yard measured to the first floor of 1.20m (approx. 3.94ft) in this instance;
2. A side yard measured to the second floor of 1.17m (approx. 3.84ft) whereas By-law 0225-2007, as amended, requires a minimum side yard measured to the second floor of 1.81m (approx. 5.94ft) in this instance;
3. A setback measured from a driveway to a side lot line of 0.00m whereas By-law 0225-2007, as amended, requires a minimum setback measured from a driveway to a side lot line of 0.60m (approx. 1.97ft) in this instance;
4. An encroachment of a covered porch inclusive of stairs of 3.60m (approx. 11.81ft) whereas By-law 0225-2007, as amended, permits a maximum encroachment of a covered porch inclusive of stairs of 1.60m (approx. 5.25ft) in this instance;
5. A hammerhead and parking within the rear yard with a measurement of 8.80m (approx. 28.87ft) x 5.23m (approx. 17.16ft) whereas By-law 0225-2007, as amended, permits a maximum hammerhead and parking within the rear yard with a measurement of 3.00m (approx. 9.84ft) x 2.60m (approx. 8.53ft) in this instance;
6. Stairs to facilitate a below grade entrance in the front yard whereas By-law 0225-2007, as amended, does not permit Stairs to facilitate a below grade entrance in the front yard in this instance;
7. A pedestrian entrance facing a street to facilitate a second unit whereas By-law 0225-2007, as amended, does not permit a pedestrian entrance facing a street to facilitate a second unit in this instance;
8. A garage height of 3.68m (approx. 12.07ft) whereas By-law 0225-2007, as amended, permits a maximum of 3.00m (approx. 9.84ft) in this instance;
9. A height of an accessory structure of 3.68m (approx. 12.07ft) whereas By-law 0225-

2007, as amended, permits a maximum of 3.50m (approx. 11.48ft) in this instance;

10. A garage height measured to the eaves of 3.17m (approx. 10.40ft) whereas By-law 0225-2008, as amended, permits a maximum garage height measured to the eaves of 3.00m (approx. 9.84ft) in this instance; and

11. An accessory structure of 35.01sq.m (approx. 376.84sq.ft) whereas By-law 0225-2007, as amended, permits a maximum area of an accessory structure of 20.00sq.m (approx. 215.28sq.ft) in this instance.

## Amendments

While Planning Staff are not in a position to provide an interpretation of the Zoning By-law, Staff would note variance #3 is not required and should be removed.

The Building Department is currently processing a building permit application under file BP 9ALT 20-856. Based on review of the information currently available for this building permit, we advise that the following variance(s) should be added as follows:

- A Hammerhead proposed on a lot with a lot frontage of 14.57m whereas By-law 0225-2008, as amended indicates, a hammerhead shall only be permitted on a lot with a lot frontage greater than or equal to 15.0m, in this instance;
- Storage rooms proposed within the detached garage, whereas By-law 0225-2007, as amended does not identify storage rooms as a permitted use within a garage, in this instance;

## Background

**Property Address:** 1041 Haig Boulevard

### Mississauga Official Plan

Character Area: Lakeview Neighbourhood  
Designation: Residential Low Density II

### Zoning By-law 0225-2007

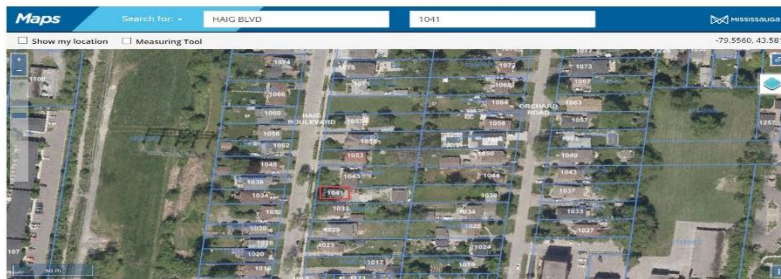
**Zoning:** R3-75 - Residential

**Other Applications:** Building Permit BP 9ALT 17-5442

## Site and Area Context

The subject property is located within the Lakeview Neighbourhood Character Area, north of Lakeshore Road East and Haig Boulevard. The immediate neighbourhood consists mainly of one and two storey residential dwellings along Haig Boulevard. South of the subject property are commercial uses that front onto Lakeshore Road East. The subject property contains an existing two storey dwelling with a detached garage located in the rear yard.

The application appears to be proposing a triplex use along with variances that relate to existing conditions.



## 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 II" in Schedule 10 of the Mississauga Official Plan, which permits detached, semi-detached and duplex, triplex and other forms of low rise dwellings with individual frontages. The official plan policies for lands within the Lakeview Neighbourhood Character Area are contained within the Lakeview Local Area Plan and are within the Creekside boundary of the South Residential Neighbourhood Precinct. The applicant appears to be proposing a triplex use, which is a permitted use within the official plan. From a streetscape perspective, the dwelling represents a common detached dwelling form, which is consistent throughout the immediate area. Staff is of the opinion that the proposal meets the general intent and purpose of the official plan.

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

The Committee previously deferred this application on September 1<sup>st</sup>, 2020. Staff recommended refusal of variances to permit a triplex use (Variance #6), excessive dimensions of a hammerhead (Variance #5) and a deficient setback measured from a driveway to a side lot line (Variance #3). Staff had no objection to the remaining variances (Variances #1, 2, 4, 7-12).

The applicant has revised their proposal by removing the triplex use, setback variances and proposing new dimensions for the hammerhead driveway. The remaining variances from the original proposal have not changed.

Staff's concerns with the revised application are as follows. Variance #5 proposes a hammerhead driveway and parking area within the rear yard with a dimension of 8.80m (Approx. 28.87ft) x 5.23m (Approx. 17.16 ft), when a maximum hammerhead driveway and parking area permitted in the rear yard is 3.00m (Approx. 9.84ft) x 2.60m (8.53 ft.) . The intent of a hammerhead driveway is to facilitate a turnaround on a property and is not to be used for parking purposes. In this proposal, the applicant has proposed two parking spaces on the hammerhead.

While the variance respecting the triplex use was removed from the initial proposal, staff is of the opinion that the applicant is still proposing to use the property for a triplex use. Staff also believes the additional parking spaces proposed on the hammerhead are intended to accommodate the parking needs of proposed triplex. In addition to the driveways concerns, the R3 zone only permits a maximum of one dwelling unit on a lot. The applicant is proposing three kitchens in the dwelling, suggesting that the applicant is intending on more than one dwelling unit. The applicant would have to amend the proposed variances to include a variance to address the additional kitchens.

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

The application proposes variances that appear to accommodate a triplex dwelling, which is not permitted in the R3-75 zone. Furthermore, it appears that the proposed use of the proposed hammerhead driveway is to accommodate parking for the property and not its intended use of a turnaround. As such, staff cannot support these requested variances. Regarding the remaining variances, the application represents existing conditions that do not result in any adverse impact to the character streetscape and maintain the context of the surrounding neighbourhood. Staff is of the opinion that a triplex use and variance #5 do not represent orderly development of the lands and is not minor in nature. As such, Planning Staff recommends refusal of the application.

Comments Prepared by: Connor DiPietro, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

We are noting that any Transportation and Works Department concerns/requirements for the proposed rear addition will be addressed under Building Permit Application BP-17/5442.

Comments Prepared by: John Salvino, Development Engineering Technologist

### Appendix 2 – Zoning Comments

The Building Department is currently processing a building permit application under file BP 9ALT 20-856. Based on review of the information currently available for this building permit, we advise that the following variance(s) should be added as follows:

- A Hammerhead proposed on a lot with a lot frontage of 14.57m whereas By-law 0225-2008, as amended indicates, a hammerhead shall only be permitted on a lot with a lot frontage greater than or equal to 15.0m, in this instance;
- Storage rooms proposed within the detached garage, whereas By-law 0225-2007, as amended does not identify storage rooms as a permitted use within a garage, in this instance;

We note that all other variances are correct as identified.

Our comments are based on the plans received by Zoning staff on 02/09/2021 for the above captioned building 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: A. McCormack



## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A136.21  
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 6989 Second Line West, zoned R1-32 - 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 327.07sq.m (approx. 3520.55sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 289.95sq.m (approx. 3121.00sq.ft) in this instance;
2. A building height measured to the highest ridge of 8.26m (approx. 27.10ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured to the highest ridge of 7.50m (approx. 24.61ft) in this instance;
3. A driveway width of 6.10m (approx. 20.01ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 3.00m (approx. 9.84ft) in this instance; and
4. A front yard hammerhead measured at 8.35m x 3.00m (approx. 27.40ft x 9.84ft) whereas By-law 0225-2007, as amended, permits a maximum size of a front yard hammerhead measured at 2.60m x 3.0m (approx. 8.53ft x 9.84ft) in this instance.

The Committee has set **Thursday September 23, 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:**

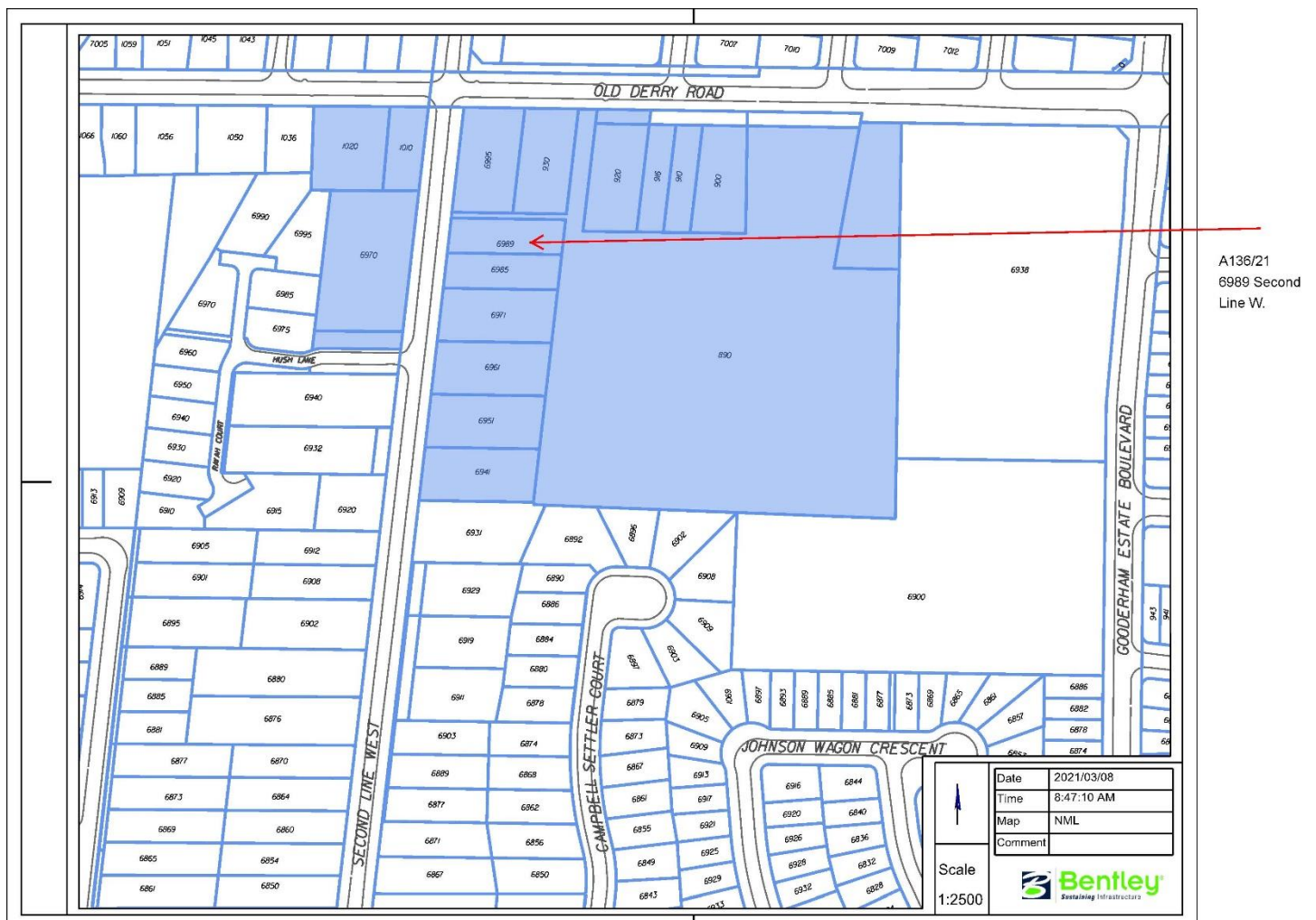
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# City of Mississauga Department Comments

Date Finalized: 2021-09-15	File(s): A136.21 Ward 11
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-09-23 1:00:00 PM

## Consolidated Recommendation

The Planning & Building Department has no objections to the application, however Heritage Planning objects to the application. The applicant may wish to defer the application to ensure the accuracy of the variances and 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 house proposing:

1. A gross floor area of 327.07sq.m (approx. 3,520.55sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 289.95sq.m (approx. 3,121.00sq.ft) in this instance;
2. A building height measured to the highest ridge of 8.26m (approx. 27.10ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured to the highest ridge of 7.50m (approx. 24.61ft) in this instance;
3. A driveway width of 6.10m (approx. 20.01ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 3.00m (approx. 9.84ft) in this instance; and
4. A front yard hammerhead measured at 8.35m x 3.00m (approx. 27.40ft x 9.84ft) whereas By-law 0225-2007, as amended, permits a maximum size of a front yard hammerhead measured at 2.60m x 3.0m (approx. 8.53ft x 9.84ft) in this instance.

## Background

**Property Address:** 6989 Second Line West

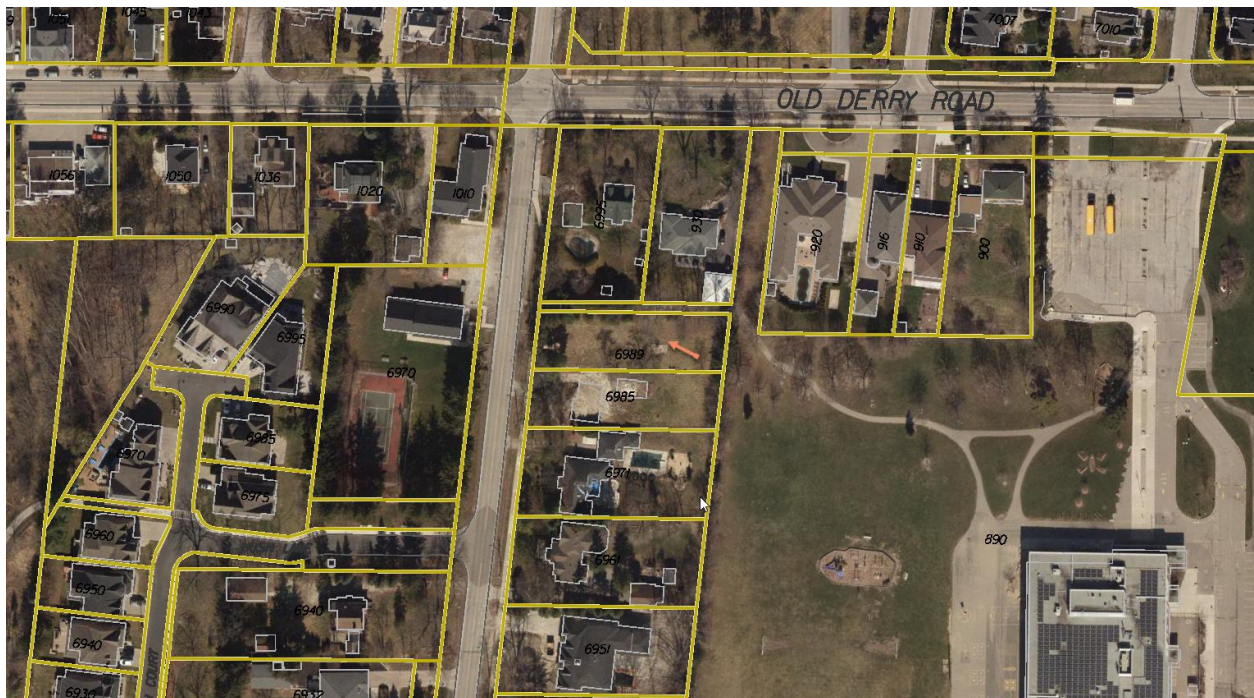
### Mississauga Official Plan

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

**Zoning By-law 0225-2007****Zoning: R1-32 - Residential****Other Applications: SPI 20-125 W11****Site and Area Context**

The subject property is located south-west of the Second Line West and Old Derry Road intersection. It has a lot area of +/- 1 299.48m<sup>2</sup> (13,987.49ft<sup>2</sup>) and a lot frontage of +/- 19.91m (65.32ft). The property is currently vacant with mature vegetation scattered throughout the lot. Contextually, the area is comprised primarily of two-storey detached dwellings with lot frontages of +/-25.0m (82.02ft) with mature vegetation and landscape elements present in the front yards.

The applicant is proposing a new dwelling requiring variances for gross floor area, driveway width, and height of the dwelling.

**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 and is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan (MOP). This designation only permits detached 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 detached dwelling respects the designated and surrounding land use. Furthermore variances 1-3 maintain the character of the surrounding area and represent increases that would be nearly or completely imperceptible from the streetscape. Staff are satisfied that these variances maintain the general intent and purpose of the Official Plan. Variance 4, however, represents a deviation from the surrounding context and would have a direct impact on the streetscape. Staff are therefore of the opinion that variance 4 does not maintain the general intent and purpose of the Official Plan.

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

Variance 1 requests an increase in the gross floor area. The intent of this provision in the by-law is to maintain compatibility between existing dwellings, new dwellings, and the planned character of the neighbourhood. Staff are satisfied that the design of the proposed dwelling is sympathetic to both the planned character of the area and existing dwellings. It is appropriately situated on the subject property and is designed in a way that screens the additional Gross Floor Area from view and breaks up the massing at the front.

Variance 2 is related to the height of the structure. The intent of the height provisions in the by-law are to lessen the visual massing of the dwelling and keep the dwelling within a human scale. Staff note that the height is measured to only one of the peaks of the sloped roof, and the other peak does not reach the full height of the variance request. The rooflines proposed meet the general intent of the Zoning By-law and are generally reflective of the dwellings along Second Line West. Furthermore the applicant has confirmed that the height of the centre portion of the roof complies with the Zoning By-law. Staff are satisfied that the height request's impacts are minimized by the varying heights of the roof.

Variance 3 requests an increased driveway width. Maximum driveway width provisions are to ensure that the driveway is large enough to accommodate the required parking for the dwelling, while also maintaining sufficient soft landscaping in the front yard. Staff note that the driveway complies with the maximum width for the majority of its length and the requested increase is solely in front of the garage in order to service the double car garage. Staff are satisfied that there are no streetscape impacts or soft landscaping issues related to the driveway request.

Given the above, staff are satisfied that variances 1-3 maintain the general intent and purpose of the Zoning By-law.

Variance 4 proposes an increase in hammerhead size in the front of the subject property. The intent of the hammerhead provisions are to permit a hammerhead large enough to allow for vehicles to turn around on the subject property, but not enable vehicles to park on the

hammerhead. Staff are of the opinion that the proposed hammerhead would permit the parking of motor vehicles parallel to and within view of the street. This would be out of character with the surrounding area and staff are of the opinion that the request does not maintain the general intent and purpose of the Zoning By-law.

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

Staff are of the opinion that the proposal, with the exception of variance 4, represents appropriate development of the subject lands. The proposed dwelling is in character for new builds in the surrounding area and variances 1-3 are minor in nature. The effects of the variances will be nearly or completely imperceptible from the street as well as the neighbouring heritage property to the north due to their location as well as existing mature landscaping. Furthermore Planning Staff are satisfied that the proposal will not create any negative impacts on the abutting heritage property and are satisfied that these requests meet the four tests of the Planning Act. Variance 4, however, in the opinion of staff, is not minor in nature and does not represent appropriate development of the subject property.

Comments Prepared by: Alexander Davies, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

In our previous comments we indicated that the Site Plan Application submitted to the Committee was different from the Site Plan submitted through the Site Plan Application Process. We are now advising that Site Plan DWG A01.01 recently submitted for review reflects what is being reviewed through the Site Plan Approval Process.

The previous request for a circular driveway was impacted by the existing hydro pole/street light directly in front which would have required the re-location of the utility pole and conflicted with the existing entrance to the walkway. These concerns have been addressed by removing the circular driveway and providing a hammerhead driveway which will have only one access onto Second Line West.

In view of the above we are noting that any Transportation and Works Department concerns/requirements for the proposed new dwelling can adequately be addressed through the Site Plan Application Process, File SPI 20-125.

Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

### Appendix 2 – Zoning Comments

The Building Department is currently processing a site plan application under file SPI 20-125 W11. 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 submitted on 08/09/2021 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: Jeanine Benitez, Zoning Examiner

### Appendix 3 – Heritage

This property is adjacent to the Meadowvale Heritage Conservation District and is therefore subject to the provisions outlined in the Meadowvale Village section of Mississauga's Official Plan. Heritage Planning is opposed to these variances based on clause 16.17.2.7 which states that "Standards for street layout, parking and loading spaces, landscaping, commons, building



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height and location, size and dwelling unit design, including dwelling unit composition, form, massing, setbacks, and spatial relationship with adjacent buildings, site access, lighting, signage, and screening will meet the requirements of the Zoning By-law”.

Comments Prepared by: Andrew Douglas, Heritage Analyst



## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A284.21  
Ward: 9

### 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 7247 Danton Promenade, zoned R4-49 - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to allow a widened driveway on the subject property proposing a driveway width of 8.80m (approx. 28.87ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.0m (approx. 19.68ft) in this instance.

The Committee has set **Thursday September 23, 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](mailto: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 Friday prior to the hearing. Submissions are accepted by email at [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca) or by mailing the Committee of Adjustment, 300 City Centre Drive 2<sup>nd</sup> 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:

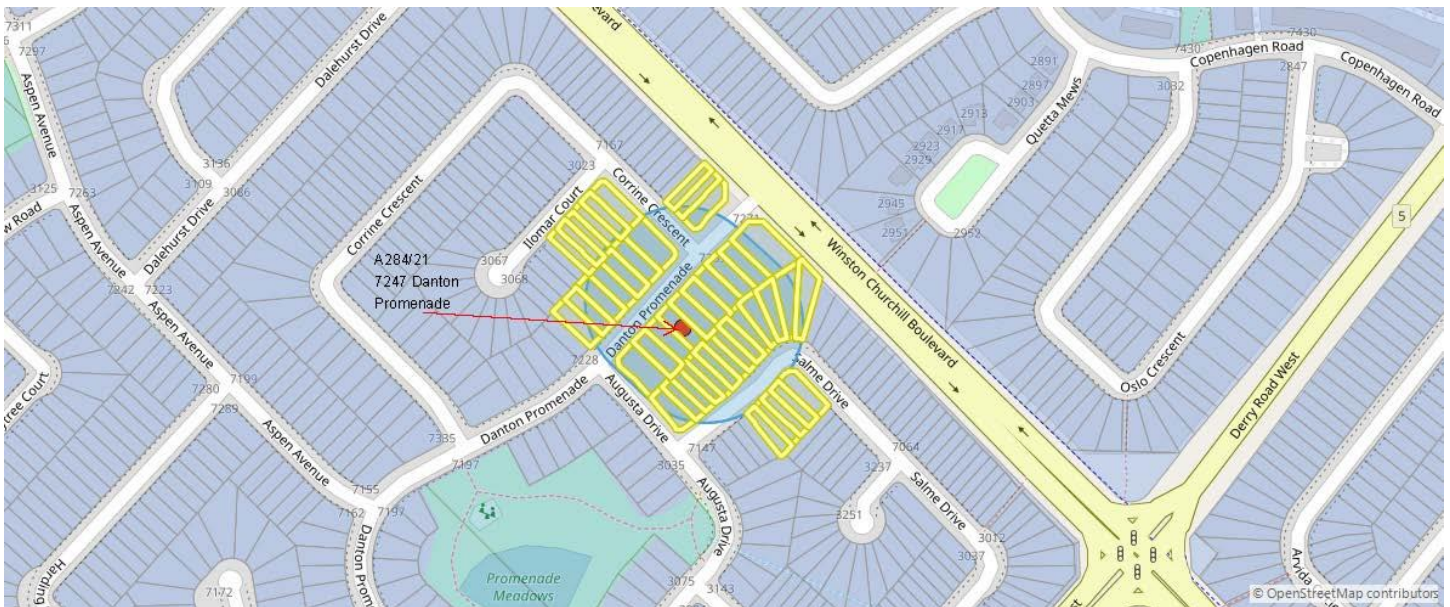
**To participate electronically (computer, tablet or smartphone):** Please email [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca) no later than 4:30pm the Friday prior to the hearing. Any materials you wish to show the Committee during your presentation must be provided 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 x 2408 no later than 4:30pm the Friday 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 Friday prior to the hearing to [committee.adjustment@mississauga.ca](mailto: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 x2408.



# City of Mississauga Department Comments

Date Finalized: 2021-09-15	File(s): A284.21 Ward 9
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-09-23 1:00:00 PM

## Consolidated Recommendation

The City recommends that the application be refused.

## Application Details

The applicant requests the Committee to allow a widened driveway on the subject property proposing a driveway width of 8.80m (approx. 28.87ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.0m (approx. 19.68ft) in this instance.

## Background

**Property Address:** 7247 Danton Promenade

### Mississauga Official Plan

Character Area: Meadowvale Neighbourhood

Designation: Residential Low Density II

### Zoning By-law 0225-2007

**Zoning:** R4-49 - Residential

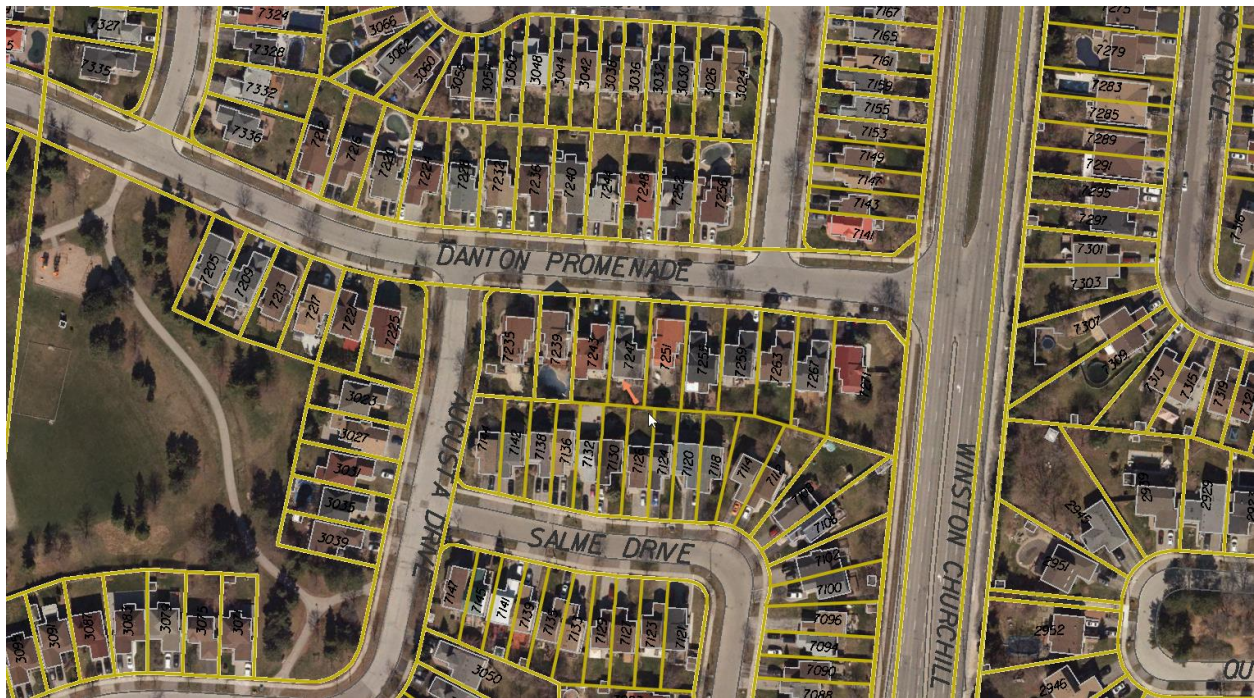
**Other Applications:** None

## Site and Area Context

The subject property is located north-west of the Derry Road West & Winston Churchill Boulevard intersection, in the Meadowvale Neighbourhood Character Area. The surrounding context is exclusively residential, with both detached and semi-detached built forms present. The subject property contains a two storey detached dwelling with an attached two car garage. The lot has a frontage of +/- 12.5m (41.0ft) directly onto Danton Promenade. This built form and lot frontage is typical for this block of Danton Promenade.



The applicant is looking to widen their existing driveway requiring a variance for driveway width.



## 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:

Planning staff have reviewed the application and note the applicant's reduction in driveway width of 0.30m (0.98ft). While the revised proposal reduces the proposed hardscaping when compared to the original proposal, staff continue to object to the application due to the amount of hardscaping proposed and the potential to park three cars across on the driveway. Planning staff continue to express the concerns from the previous report and therefore recommend that the application be refused.

Comments Prepared by: Alexander Davies, Committee of Adjustment Planner



## 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: Brandon Eidner, Zoning Examiner