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## Committee of Adjustment

**Date:** June 23, 2022  
**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

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**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 OLT has the power to dismiss an appeal without holding a hearing if the appeal is not based on any apparent land use planning grounds and 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. B35.22, A266.22, A267.22  
1026 Roosevelt Rd (Ward 1)
    - 4.2. A258.22  
1151 Indian Rd (Ward 2)
    - 4.3. A264.22  
1510 Spring Rd (Ward 2)
    - 4.4. A271.22  
6089 Carradine Crt (Ward 11)
    - 4.5. A272.22  
115-145 High St W (Ward 1)
    - 4.6. A273.22  
8-255 Dundas St W (Ward 7)
    - 4.7. A278.22  
6849 Golden Hills Way (Ward 11)
    - 4.8. A280.22  
1376 Mississauga Rd (Ward 2)
    - 4.9. A287.22  
3210 Parkerhill Rd (Ward 7)
    - 4.10. A288.22  
0 Mattawa Ave (Ward 1)
    - 4.11. A289.22  
PT LT 2 CON 1 SDS TORONTO; PT LT 3 CON 1 SDS TORONTO AS IN TT84072 SE OF  
MATTAWA AV, EXCEPT TT129308 (Ward 1)
    - 4.12. A365.19  
1796 Mattawa Ave (Ward 1)

- 4.13. A71.21  
7654 Redstone Road (Ward 5)
- 4.14. A86.22  
1459 Credit Woodlands Court (Ward 7)
- 4.15. A96.22  
18 Sora Drive (Ward 11)
- 5. **OTHER BUSINESS**
- 6. **ADJOURNMENT**

# City of Mississauga Department Comments

Date Finalized: 2022-06-15	File(s): B35.22 Ward: 1
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2022-06-23 1:00:00 PM

## Consolidated Recommendation

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

## Application Details

The applicant requests the approval of the Committee to sever a parcel of land for the creation of a new lot. The parcel of land has a frontage of approximately 7.52m (24.67ft) and an area of approximately 384.75sq.m (4,141.41sq.ft).

A266/22:

The applicant requests the Committee to approve a minor variance to allow the construction of a new dwelling on the subject property, being the retained lands of application B35/22, proposing to permit zero parking spaces for a second unit whereas By-law 0225-2007, as amended, requires a minimum of 1 parking space for a second unit in this instance.

A267/22:

The applicant requests the Committee to approve a minor variance to allow the construction of a new dwelling on the subject property, being the severed lands of application B35/22, proposing to permit zero parking spaces for a second unit whereas By-law 0225-2007, as amended, requires a minimum of 1 parking space for a second unit in this instance.

## Amendments

Municipal Planning staff recommends that the requested variance in applications A266/22 and A267/22 be amended as follows:

The applicant requests the Committee to approve a minor variance to allow a second unit proposing a total of two parking spaces for the dwelling and the second unit whereas By-law 0225-2007, as amended, requires a minimum of two parking spaces for a dwelling and one parking space for a second unit in this instance.



City Department and Agency Comments	File:B35.22	2022/06/15	2
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### **Recommended Conditions and/or Terms of consent**

- Appendix A – Conditions of Provisional Consent
- The variance application approved under Files A266.22 and A267.22 must be finalized

### **Recommended Conditions and/or Terms of minor variance**

- Variances approved under files A266.22 and A267.22 shall lapse if the consent application under file B35.22 is not finalized within the time prescribed by legislation.

## **Background**

**Property Address:** 1026 Roosevelt Rd

### **Mississauga Official Plan**

Character Area: Lakeview Neighbourhood  
Designation: Residential Low Density II

### **Zoning By-law 0225-2007**

**Zoning:** RM2-42 - Residential

**Other Applications:** Preliminary Zoning Review application under file PREAPP 22-705.

### **Site and Area Context**

The subject property is located within the Lakeview Neighbourhood Character Area, northeast of Seneca Avenue and Lakeshore Road East. The immediate area consists of a mix of detached and semi-detached dwellings, a 7 and 8 storey apartment building and a commercial plaza. The low-density dwellings in the immediate area contain lot frontages ranging from approximately 7m (23ft) to 20m (65.6ft). The subject property contains an existing one-storey dwelling with mature vegetation in the front yard. The applicant is proposing to sever the existing lot, creating two new parcels for the development of two new semi-detached dwellings.

The proposed development requires variances related to parking.



## 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 2020 (PPS 2020) 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 applications for consent and the four tests to the minor variance request are as follows:

The application proposes to sever the existing lot to create two parcels for the purpose of developing semi-detached dwellings. Both the severed and retained parcels propose lot frontages of approximately 7.52m (24.67ft) and lot areas of 384.9m<sup>2</sup> (4143ft<sup>2</sup>), which do not require variances.

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. 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. Additionally, Section 5.3.5 (Neighbourhoods) states that neighbourhoods are not meant to remain static, however, when new development occurs, it should be sensitive to the neighbourhoods existing and planned character. The neighbourhood consists of lots that range from approximately 7m (23ft) to 20m (65.6ft) in frontage. A majority of the lots in the neighbourhood that contain semi-detached dwellings have a frontage of approximately 7.5m (24.6ft), similar to the proposed severance. The consent application represents sensitive intensification that is compatible with the existing and planned lot fabric of the neighbourhood. The proposed parcels represent the lot size that was envisioned within the zoning by-law and will not result in an adverse impact to the existing community.

Based on the preceding information, staff is of the opinion that the application conforms to Section 51(24) of the Planning Act, more specifically, the application conforms to the official plan.

#### **Minor Variances**

The applicant is proposing to sever the existing lot, creating two new parcels for the development of two new semi-detached dwellings, with a second unit in each dwelling. The applicant requires variances to permit zero parking spaces for the second units.

Municipal Parking staff provide comments on requests for parking reductions. Their comments are as follows:

Staff note parking is not authorized on Roosevelt Road as per the City's Traffic By-law 0555-2000. Furthermore, the Parking Regulations Study and the associated new parking rates, which authorize second units zero parking spaces, have been approved by Planning Development Committee and by City Council, but are not currently in effect. The updated by-law is expected to come into effect in mid-July 2022.

Staff note that per the Council endorsed Parking Regulations Study, May 2022, that a minimum required number of Electric Vehicle Ready parking spaces will need to be provided. The associated rates for these are noted in Table 3.1.1.12, Minimum Required Number of Electric Vehicle Ready Parking Spaces, of the draft Zoning By-law Amendment included as part of the Parking Regulations Study.

As the proposed parking supply aligns with the Council endorsed new parking rates, Staff can support the amended variance as follows:

The applicant requests the Committee to approve a minor variance to allow a second unit proposing a total of two parking spaces for the dwelling and the second unit whereas By-law 0225-2007, as amended, requires a minimum of two parking spaces for a dwelling and one parking space for a second unit in this instance.

Staff note that per the Council approved Zoning By-law amendment, June 2022, that a minimum required number of Electric Vehicle Ready parking spaces will need to be provided. The associated rate for a semi-detached dwelling is noted in Table 3.1.1.12, Minimum Required Number of Electric Vehicle Ready Parking Spaces, of the amended Zoning By-law. Staff note 1.0 of the required parking spaces per unit within the semi-detached home, in an exclusive use garage, is required to have an electric vehicle ready parking space, effective June 8<sup>th</sup>, 2023. Should a Building Permit be issued post this date, a letter shall be received with a permit application to indicate that an electric vehicle ready outlet has been installed according to the amended Zoning By-law to the satisfaction of the Director of Development and Design, Planning & Building Department.

Planning staff echo Municipal Planning staff's comments and have no objections to the proposed minor variance, as amended. As such, Planning staff has no objections to the requested consent and associated minor variance applications.

Comments Prepared by: Connor Di Pietro, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

Should Committee see merit in the subject application we are providing the following conditions/requirements that will have to be addressed to the satisfaction of this department prior to the issuance of final consent:

#### 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)

#### B. GENERAL INFORMATION

##### 1. Servicing

We note for the owner's information that all costs incurred in providing the required services (i.e., sanitary, water, storm, hydro, gas, etc.) to the subject lands will be the responsibility of the owner.

##### 2. Access

We advise the applicant that all costs incurred in providing any new driveway entrances to the subject lands or any modifications/reinstatement required (including the existing driveway), 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. Driveway accesses shall maintain a 1.5m setback from aboveground features such as utilities and trees.

##### 3. Lot Grading and Drainage

We advise the applicant that issuance of any building permits for any new dwellings 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.

#### 4. Storm Sewer Outlet

The applicant is advised that there is no storm sewer system available in front of the proposed lots on Roosevelt Road. 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. It is the full responsibility of the applicant to advise any prospective purchasers of the properties of this requirement. 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.

We are noting that any Transportation and Works Department concerns/requirements for the minor variance application for this property will be addressed under Consent Application 'B' 35/22.

Comments Prepared by: John Salvino, Development Engineering Technologist

### **Appendix 2 – Zoning Comments**

The Building Department has processed a Preliminary Zoning Review application under file PREAPP 22-705. 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: Sherri Takaloo, 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 tree within the municipal boulevard:

- Colorado Spruce – Good Condition

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

1. The applicant shall provide tree protection securities in the amount of \$2,100.00 for the preservation of the municipal tree.

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

#### **Appendix 4 – Region of Peel Comments**

**Minor Variance Application:** B-035/22

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

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

An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca)

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

**Minor Variance Application:** A-266/22, A-267/22

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

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

An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca)

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

Comments Prepared by: Joseph Filice, Junior Planner



**Appendix A – CONDITIONS OF PROVISIONAL CONSENT**

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

1. Approval of the draft reference plan(s), as applicable, shall be obtained at the Committee of Adjustment office, and; the required number of prints of the resultant deposited reference plan(s) shall be received.
2. An application amendment letter shall be received from the applicant or authorized agent confirming that the conveyed land shall be together with and/or subject to services easement(s) and/or right(s)-of-way, if necessary, in a location and width as determined by the Secretary-Treasurer based on written advice from the agencies having jurisdiction for any service or right for which the easement or right-of-way is required; alternatively, a letter shall be received from the applicant or authorized agent confirming that no services easement(s) and/or right(s)-of-way, are necessary.
3. A letter shall be received from the City of Mississauga, Manager of Zoning Plan Examination, indicating that the conveyed land and retained lands comply with the provisions of the Zoning By-law, or alternatively; that any variances are approved by the appropriate authorities and that such approval is final and binding. ("A" /21)
4. A letter shall be received from the City of Mississauga, Transportation and Works Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated 2022-06-23 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 2022-06-23 1:00:00 PM.
6. A letter shall be received from the City of Mississauga, Culture Division, Community Services Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated 2022-06-23 1:00:00 PM.
7. A letter shall be received from the Region of Peel, Development Services/Public Works, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated \_\_\_\_\_, 2020.

8. A letter shall be received from the Credit Valley Conservation indicating that satisfactory arrangements have been made with respect to payment of the "Review Fee", and their comments dated \_\_\_\_\_, 2020.



## COMMITTEE OF ADJUSTMENT NOTICE OF APPLICATION

File: B35.22 A266.22 A267.22

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 1026 Roosevelt Rd, zoned RM2-42 - Residential, has applied for Consent under Section 53 of the Planning Act. The applicant requests the approval of the Committee to sever a parcel of land for the creation of a new lot. The parcel of land has a frontage of approximately 7.52m (24.67ft) and an area of approximately 384.75sq.m (4,141.41sq.ft).

#### A266/22:

The applicant requests the Committee to approve a minor variance to allow the construction of a new dwelling on the subject property, being the retained lands of application B35/22, proposing to permit zero parking spaces for a second unit whereas By-law 0225-2007, as amended, requires a minimum of 1 parking space for a second unit in this instance.

#### A267/22:

The applicant requests the Committee to approve a minor variance to allow the construction of a new dwelling on the subject property, being the severed lands of application B35/22, proposing to permit zero parking spaces for a second unit whereas By-law 0225-2007, as amended, requires a minimum of 1 parking space for a second unit in this instance.

The Committee has set **Thursday, June 23, 2022 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

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

**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.

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.



## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A258.22  
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 1151 Indian Rd, zoned R2-4 - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow the construction of a circular driveway proposing:

1. A circular driveway on the subject lot with a frontage of 19.10m (approx. 62.66ft) whereas By-law 0225-2007, as amended, only permits a circular driveway on a lot with a minimum frontage of 22.5m (approx. 73.82ft) in this instance; and,
2. A walkway attachment of 2.40m (approx. 2.87ft) to the driveway whereas By-law 0225-2007, as amended, permits a maximum walkway attachment of 1.50m (approx. 4.92ft) to a driveway in this instance.

The Committee has set **Thursday, June 23, 2022 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:

**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: 2022-06-15	File(s): A258.22
To: Committee of Adjustment	Ward: 2
From: Committee of Adjustment Coordinator	Meeting date:2022-06-23 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 a circular driveway proposing:

1. A circular driveway on the subject lot with a frontage of 19.10m (approx. 62.66ft) whereas By-law 0225-2007, as amended, only permits a circular driveway on a lot with a minimum frontage of 22.5m (approx. 73.82ft) in this instance; and,
2. A walkway attachment of 2.40m (approx. 2.87ft) to the driveway whereas By-law 0225-2007, as amended, permits a maximum walkway attachment of 1.50m (approx. 4.92ft) to a driveway in this instance.

## Background

**Property Address:** 1151 Indian Rd

### Mississauga Official Plan

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

### Zoning By-law 0225-2007

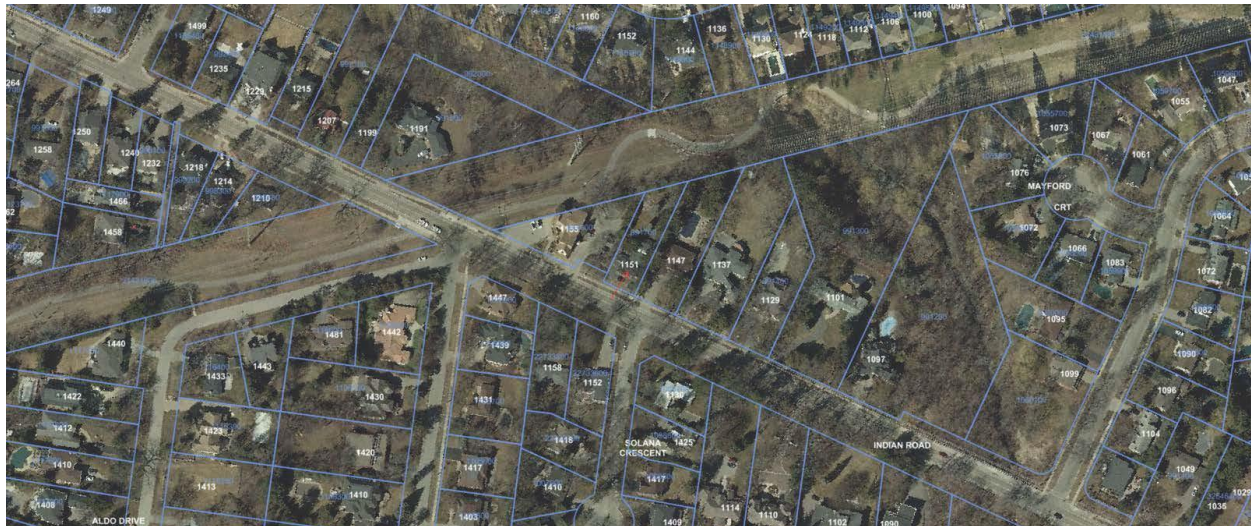
**Zoning:** R2-4 - Residential

**Other Applications:** Preliminary Zoning Review application under file PREAPP 21-9212.

### Site and Area Context

The subject property is located in the Clarkson-Lorne Park Neighbourhood Character Area, southeast of Indian Road and North Sheridan Way. The immediate neighbourhood is primarily residential and contains of older and newer one and two-storey detached dwellings with mature vegetation in the front yards. Immediately abutting the subject property to the west is a place of religious assembly (St. Mary's Church). The subject property contains a one-storey detached dwelling with landscaping in the front yard.

The applicant is seeking variances related to a circular driveway and walkway attachment.



## 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:

Transportation and Works staff have traffic related concerns with the proposed circular driveway and cannot support a second access to Indian Road. Planning staff echoes these concerns and recommends deferral of the application to allow the applicant an opportunity to redesign the driveway.

Comments Prepared by: Connor DiPietro, Committee of Adjustment Planner



## Appendices

### Appendix 1 – Transportation and Works Comments

This Department cannot support the proposed second access to Indian Road. Indian Road is a Major Collector road and the City limits the amount of access points on collector roads. The proposed access point is also in close proximity to the 'T' intersection of Indian Road and Solana Crescent which could cause traffic movement issues.

For further information please contact Kate Vassilyev in our Traffic Section at 905-615-3200 ext.8171.











Comments Prepared by: John Salvino, Development Engineering Technologist

## Appendix 2 – Zoning Comments

The Building Department is currently processing a Preliminary Zoning Review application under file PREAPP 21-9212. Based on review of the information currently available in this permit application, the variances, as requested are correct.

We also advise that more information is required in order to determine whether additional variance(s) will be required.

Please note that comments reflect those provided through the above permit application submitted on 12/23/2021 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 – TransNorthern Pipeline Inc.

Thank you for providing Trans-Northern Pipeline Inc. (TNPI) with the Committee of Adjustment agenda for the proposed development to allow a circular driveway on the subject lot with a frontage of 19.10m (approx. 62.66ft) and a walkway attachment of 2.40m (approx. 2.87ft) to the driveway. TNPI currently operates a high-pressure petroleum products transmission pipeline within a 10 foot right of way on the property to the north and adjacent side to the proposed development relating to 1151 Indian Rd, Mississauga.

TNPI has no concerns with the proposed development as it is outside of the Prescribed Area (30m) and outside of our right-of-way. Please note, any development plans within the right-of-way will require a permit which can be requested by following the steps described near the end of this response.

Please note that, Trans-Northern is regulated by the Canada Energy Regulator. Section 335 (1) and (2) of the Canadian Energy Regulator Act, provides that:

- *It is prohibited for any person to construct a facility across, on, along or under a pipeline or engage in an activity that causes a ground disturbance within the prescribed area unless the construction or activity is authorized or required by the orders made under subsection (3) or (4) or regulations made under subsections (5) or (6) and done in accordance with them.*
- **Prohibition — vehicles and mobile equipment**  
*It is prohibited for any person to operate a vehicle or mobile equipment across a pipeline unless*

*(a) that operation is authorized or required by orders made under subsection (3) or (4) or regulations made under subsections (5) or (6) and done in accordance with them; or  
(b) the vehicle or equipment is operated within the travelled portion of a highway or public road.*

If there is to be development (not discovered in this review) within the 30 metres prescribed area additional steps will be required. Additionally, should the applicant propose to cross the pipeline with a vehicle or construct a facility across, on, along or under the pipeline, the applicant would be required to contact TNPI prior to commencement of their work to receive the required authorization. This process can be initiated through Ontario One Call (1-800-400-2255). A representative from TNPI will attend on site mark the pipeline location, confirm safe work practices, and advise of any permit requirements.

Should the applicant require further information on the technical requirements related to ground disturbance or crossing of the pipeline, they may contact Sandrine Exibard-Edgar, Team Lead, Property Administrator via email at: [crossingrequestseast@tnpi.ca](mailto:crossingrequestseast@tnpi.ca).

Comments Prepared by: Renée Flowerday, Property and Right of Way Administrator

#### **Appendix 4 – Region of Peel Comments**

**Comments:** Please be advised that the subject property is located within the limits of the regulated area of the Credit Valley Conservation (CVC).

The Region relies on the environmental expertise of the CVC for the review of development applications located within or adjacent to this regulated area in Peel and their potential impacts on the natural environment. Regional Planning staff therefore, request that the Committee and city staff consider comments from the CVC and incorporate their conditions of approval appropriately.

Comments Prepared by: Joseph Filice, Junior Planner

#### **Appendix 5 – Metrolinx Comments**

Metrolinx is in receipt of the minor variance application for 1151 Indian Road to facilitate the construction of a circular driveway. Metrolinx concludes that the minor variance has no implications on Metrolinx property. Metrolinx has no comments should the Committee choose to grant approval.

Comments Prepared by: Harrison Rong, Project Co-ordinator



## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A264.22  
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 1510 Spring Rd, zoned R2-4 - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow the construction of a new dwelling proposing a dwelling depth of 34.90m (approx. 114.50ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00m (approx. 65.62ft) in this instance.

The Committee has set **Thursday, June 23, 2022 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.

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**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.

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# City of Mississauga Department Comments

Date Finalized: 2022-06-15	File(s): A264.22
To: Committee of Adjustment	Ward: 2
From: Committee of Adjustment Coordinator	Meeting date:2022-06-23 1:00:00 PM

## Consolidated Recommendation

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

## Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of a new dwelling proposing a dwelling depth of 34.90m (approx. 114.50ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00m (approx. 65.62ft) in this instance.

## Background

**Property Address:** 1510 Spring Rd

### Mississauga Official Plan

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

### Zoning By-law 0225-2007

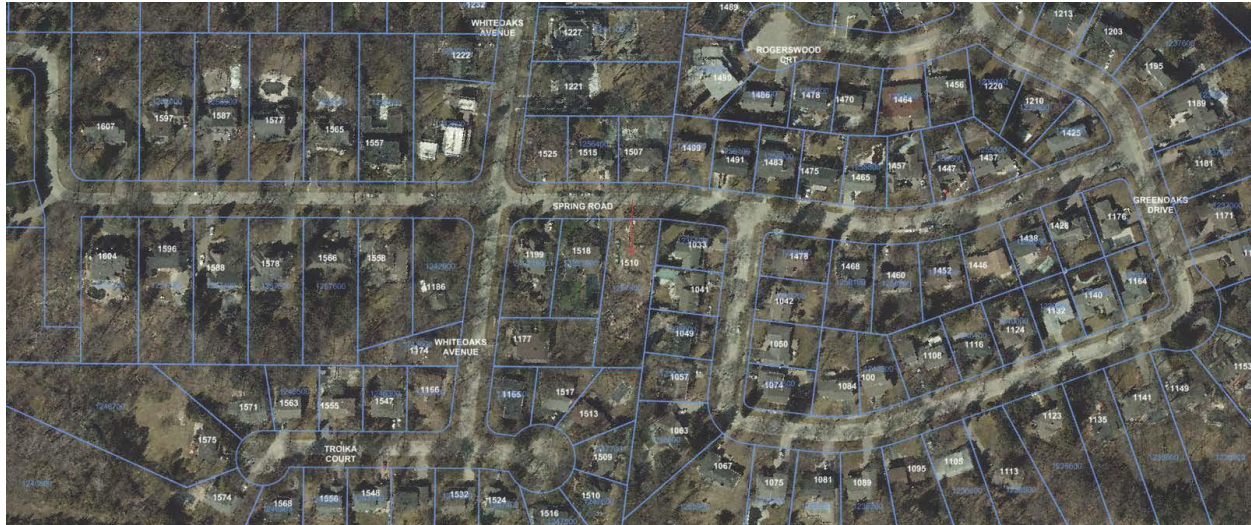
**Zoning:** R2-4 - Residential

**Other Applications:** none

### Site and Area Context



The applicant is seeking a variance for dwelling depth.



## Planning

Staff comments concerning the application are as follows:

The applicant is requesting a variance for a dwelling depth of 34.90m (114.50ft), where a maximum dwelling depth of 20.00m (65.62ft) is permitted. The intent of the zoning provisions for dwelling depth are to minimize impacts of long walls on neighbouring lots as a direct result of the building massing. While this variance appears excessive, staff have no concerns with the dwelling's massing. The proposal is for a one-storey dwelling and only requires one variance. The sidewalls of the dwelling are staggered and the dwelling contains multiple roof lines with dormers, which breaks up the dwelling's massing and gives the dwelling the appearance of two

buildings instead of one long building. The depth of the dwelling does not extend the full width of the building, as there is an interior courtyard, which minimizes the overall building massing.

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

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 will be addressed through the future Site Plan Application process.



Comments Prepared by: John Salvino, Development Engineering Technologist

### Appendix 2 – Zoning Comments

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



Furthermore, we note that a Building Permit is 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: Tage Crooks, Zoning Examiner

### **Appendix 3 – Metrolinx Comments**

Metrolinx is in receipt of the minor variance application for 1510 Spring Road to facilitate the construction of a new dwelling with a swimming pool. Metrolinx's comments on the subject application are noted below:

- The subject property is located within 300 meters of Metrolinx's Oakville Subdivision which carries Metrolinx's Lakeshore West GO Train service.
- As per section 3.9 of the Federation of Canadian Municipalities and Railway Association of Canada's Guidelines for New Development in Proximity to Railway Operations, the Owner shall grant Metrolinx an environmental easement for operational emissions. The environmental easement provides clear notification to those who may acquire an interest in the subject property and reduces the potential for future land use conflicts. The environmental easement shall be registered on title of the subject property. A copy of the form of easement is included for the Owner's information. The applicant may contact [Harrison.Rong@Metrolinx.com](mailto:Harrison.Rong@Metrolinx.com) with questions and to initiate the registration process.

Comments Prepared by: Harrison Rong, Project Co-ordinator

### **Appendix 4 – Region of Peel Comments**

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

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

Comments Prepared by: Joseph Filice, Junior Planner



## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A271.22  
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 6089 Carradine Crt, zoned R4-33 - 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 existing accessory structure (pergola) within the tree preservation area whereas By-law 0225-2007, as amended, does not permit an accessory structure located in a tree preservation area in this instance.

The Committee has set **Thursday, June 23, 2022 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:

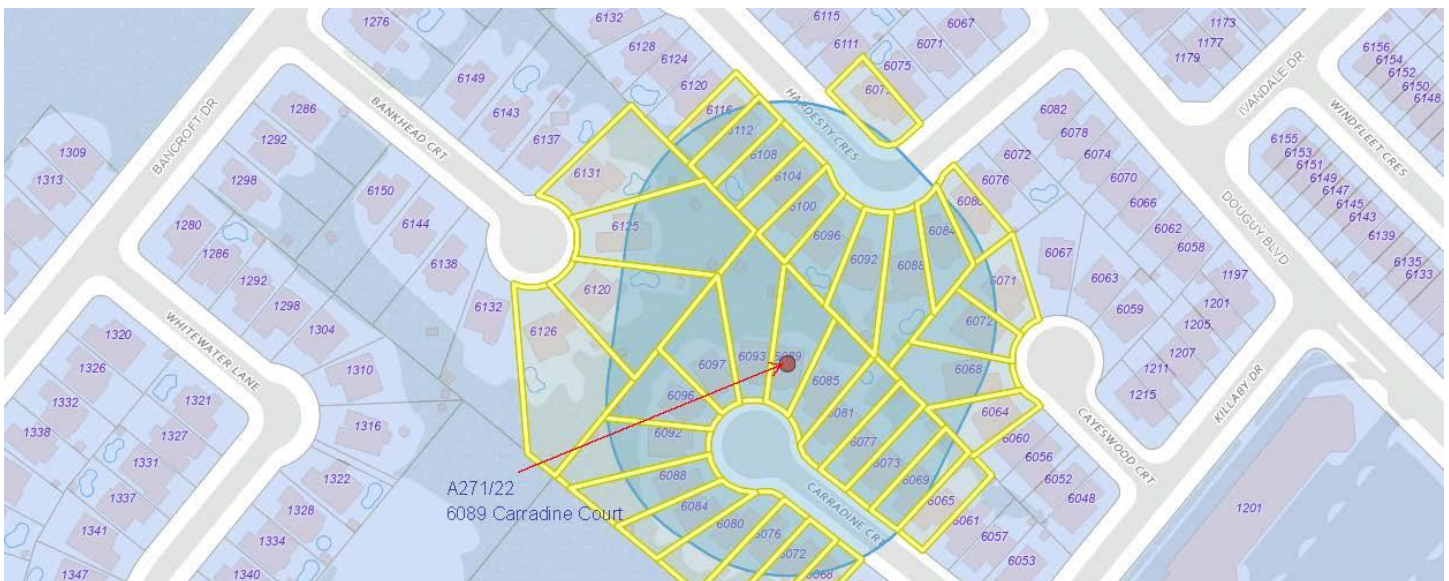
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# City of Mississauga Department Comments

Date Finalized: 2022-06-15	File(s): A271.22
To: Committee of Adjustment	Ward: 11
From: Committee of Adjustment Coordinator	Meeting date:2022-06-23 1:00:00 PM

## Consolidated Recommendation

The City has no objections to the application, as amended.

## Application Details

The applicant requests the Committee to approve a minor variance to allow an existing accessory structure (pergola) within the tree preservation area whereas By-law 0225-2007, as amended, does not permit an accessory structure located in a tree preservation area in this instance.

### Amendments

We advise that additional variance should be added as follow:

2. An accessory structure with an area of 32.11sq.m (approx. 345.63sq.ft) whereas By-law 0225-2007, as amended, permits a maximum area of 20.00sq.m (approx. 215.28sq.ft) in this instance.

## Background

**Property Address:** 6089 Carradine Crt

### Mississauga Official Plan

Character Area: East Creidt Neighbourhood  
Designation: Residential Low Density I

### Zoning By-law 0225-2007

**Zoning:** R4-33 - Residential

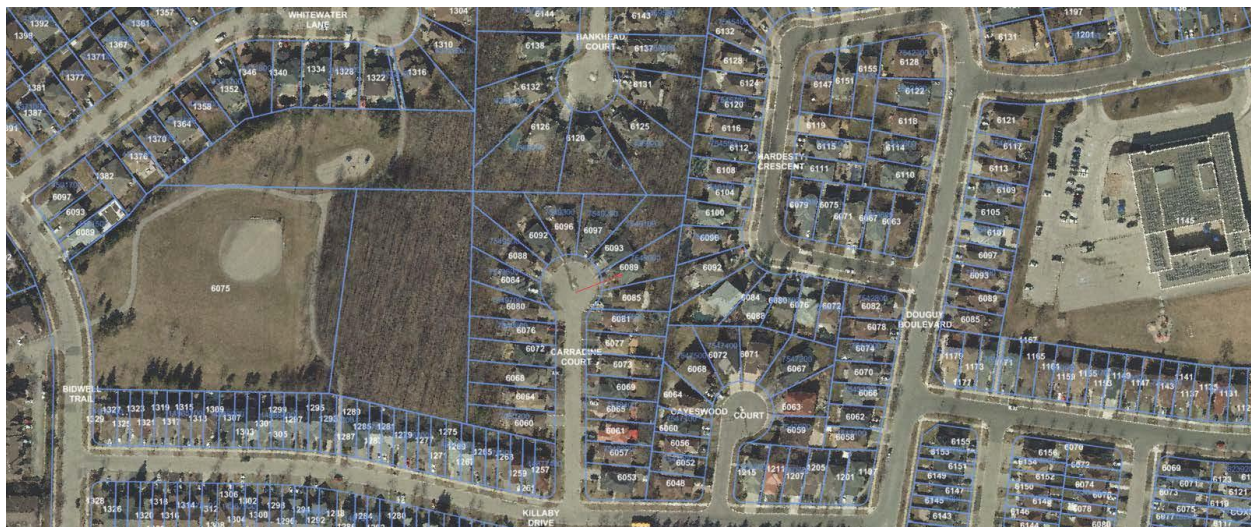


**Other Applications:** BP 9NEW 22-1025

## Site and Area Context

The subject property is located north-west of the Britannia Road West and Douguy Boulevard intersection in the East Credit neighbourhood. It currently contains a two storey detached dwelling with significant mature vegetation in the rear yard. The property has a lot area of +/- 779m<sup>2</sup> (8,385ft<sup>2</sup>), which is slightly over the area average, and it is a pie shaped lot at the end of the Carradine Court cul-de-sac. The surrounding area context is predominantly residential, consisting of detached and townhouse dwellings.

The applicant is proposing an accessory structure requiring a variance for its location within the tree preservation zone.



## 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 I in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits detached, semi-detached, and duplex dwellings. Section 9 of MOP promotes development with appropriate urban form and site design, regulating that such development is compatible with the existing site conditions, the surrounding context, and the landscape of the character area. Planning staff are of the opinion that the structure will not impact the surrounding context and has been appropriately built into the subject property's existing site conditions. Staff are therefore 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 requested variance is to permit an accessory structure in a Tree Preservation Area. The intent of restricting development in tree preservation areas is to protect clusters of mature trees within established subdivisions and developed areas. Staff note that the proposed structure appears to have been located in a way sensitive to the existing trees on the property and does not have a large or significant foundation. Furthermore the majority of the structure sits outside of the Tree Preservation Area.

Zoning staff have identified an additional variance required for the size of 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 proposed structure represents less than 5% of the lot area and is clearly accessory to the dwelling on the property. Furthermore the side of the structure are open and no height or setback variances are required, limiting the impacts of massing on abutting properties.

Given the above, Planning staff are of the opinion that the application maintains 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?**

Planning staff are satisfied that the proposed accessory structure's impacts on the Tree Preservation Area will be minor in nature. The structure is clearly accessory to the dwelling on the property and represents appropriate development of the subject property.

Comments Prepared by: Alexander Davies, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

From our site inspection of this property we are advising that we have no concerns with the existing accessory structure (Pergola) as constructed.









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 22-1025. Based on review of the information currently available in this permit application, the variance, as requested is correct. We advise that additional variance should be added as follow:

2. An accessory structure with an area of 32.11sq.m (approx. 345.63sq.ft) whereas By-law 0225-2007, as amended, permits a maximum area of 20.00sq.m (approx. 215.28sq.ft) in this instance.

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

Comments Prepared by: Alana Zheng, Zoning Examiner

## Appendix 3 – Region of Peel Comments

**Comments:** Please be advised that a portion of the subject property is located within an area the Regional Official Plan (ROP) designates as a Core Woodland of the Greenlands System in Peel, under Policy 2.3.2. Within these designations, ROP policies seek to protect environmental resources.

The Region relies on the environmental expertise of the Credit Valley Conservation (CVC) for the review of applications located within or adjacent to Core Areas of the Greenlands Systems in Peel and their potential impacts on the natural environment. Regional Planning staff therefore, request that the Committee and city staff consider comments from the CVC and incorporate their conditions of approval appropriately.

Comments Prepared by: Joseph Filice, Junior Planner



## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A272.22  
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 115-145 High St W, zoned C4-59, C4-66 - Commercial, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance for the development of a 16 unit condominium townhouse project proposing minimum side yard setbacks of 2.75m (approx. 9.02ft) whereas By-law 0225-2007, as amended, requires minimum side yard setbacks of 3.00m (approx. 9.84ft) in this instance.

The Committee has set **Thursday, June 23, 2022 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: 2022-06-15	File(s): A272.22
To: Committee of Adjustment	Ward: 1
From: Committee of Adjustment Coordinator	Meeting date:2022-06-23 1:00:00 PM

## Consolidated Recommendation

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

## Application Details

The applicant requests the Committee to approve a minor variance for the development of a 16 unit condominium townhouse project proposing minimum side yard setbacks of 2.75m (approx. 9.02ft) whereas By-law 0225-2007, as amended, requires minimum side yard setbacks of 3.00m (approx. 9.84ft) in this instance.

## Background

**Property Address:** 115-145 High St W

### Mississauga Official Plan

Character Area: Port Credit Neighbourhood (West)  
Designation: Mixed Use

### Zoning By-law 0225-2007

**Zoning:** C4-59, C4-66 - Commercial

**Other Applications:** Condominium application under file CDM 19-10.

### Site and Area Context



The subject property is located within the Port Credit Neighbourhood Character Area, west of Lakeshore Road West and Mississauga Road North. The subject property underwent an official plan and zoning amendment (OZ/OPA 13/16) and a site plan application (SP 15/75) to permit 139 apartment units and 170 rental retirement units, retail uses and 16 townhouses. The townhouse dwellings are the subject of this application. The surrounding area contains a mix of detached and semi-detached dwellings north of High Street West and commercial uses abutting the subject property to the west and east.

The applicant is seeking a variance for reduced side yard setbacks.



## 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 Port Credit Neighbourhood (West) character area and is designated Mixed Use in Schedule 10 of the Mississauga Official Plan. The designation permits residential uses.

The general intent and purpose for the side yard setback regulations is to ensure that an adequate buffer exists between a structure's massing, primary structures on adjoining properties and the public realm. In this case, the applicant is proposing reduced side yard setbacks for small portions of the west limit of Block 1 and east limit of Block 4. The rest of Blocks 1 and 4 generally maintain a setback of over 2.8m (9.2ft). Staff are of the opinion that the

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proposed setbacks provide an adequate buffer from the side lot lines. Furthermore, the proposed setbacks are a minor deviation from the zoning by-law's minimum requirement and will not cause massing concerns for adjoining properties or the public realm.

It is Staff's opinion that the proposed setbacks are sympathetic to the surrounding area and will have a negligible impact on the neighbouring properties. Through a detailed review of the application, staff is of the opinion that the application is appropriate to be handled through the minor variance process. Further, the application raises no concerns of a planning nature.

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 this property have been addressed through HOZ-16/002 and currently through Draft Plan of Condominium, CDM-19/010. We have no concerns with the proposed reduced side yard setback for the west limit of Block 1 and the east limit of Block 4.







Comments Prepared by: John Salvino, Development Engineering Technologist

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**Appendix 2 – Zoning Comments**

The Building Department is currently processing a Condominium application under file CDM 19-10. 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: Brandon Eidner, Zoning Examiner

**Appendix 3 – Metrolinx Comments**

Metrolinx is in receipt of the minor variance application for 115-145 High Street West to facilitate relief of the side yard setbacks. Metrolinx concludes that the minor variance has no implications on Metrolinx property. Metrolinx has no comments should the Committee choose to grant approval.

Comments Prepared by: Harrison Rong, Project Co-ordinator





## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A273.22  
Ward: 7

### 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 8-255 Dundas St W, zoned C3-26 - Commercial, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to authorize a minor variance to continue to permit an outdoor patio ancillary to the existing restaurant within Unit No. 8 whereas By-law 0225-2007, as amended, makes no provisions for such a use in this instance.

The Committee has set **Thursday, June 23, 2022 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.

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# City of Mississauga Department Comments

Date Finalized: 2022-06-15	File(s): A273.22
To: Committee of Adjustment	Ward: 7
From: Committee of Adjustment Coordinator	Meeting date:2022-06-23 1:00:00 PM

## Consolidated Recommendation

The City has no objections to the application, subject to the condition. The applicant may wish to defer the application to ensure the accuracy of the requested variance and that additional variances are not required.

## Application Details

The applicant requests the Committee to authorize a minor variance to continue to permit an outdoor patio ancillary to the existing restaurant within Unit No. 8 whereas By-law 0225-2007, as amended, makes no provisions for such a use in this instance.

## Recommended Conditions and Terms

The applicant shall execute/extend the necessary Licensing Agreement with the City for the portion of the patio that encroaches into the Dundas Street West road allowance.

## Background

**Property Address:** 8-255 Dundas St W

### Mississauga Official Plan

Character Area: Cooksville Neighbourhood  
Designation: Mixed Use

### Zoning By-law 0225-2007

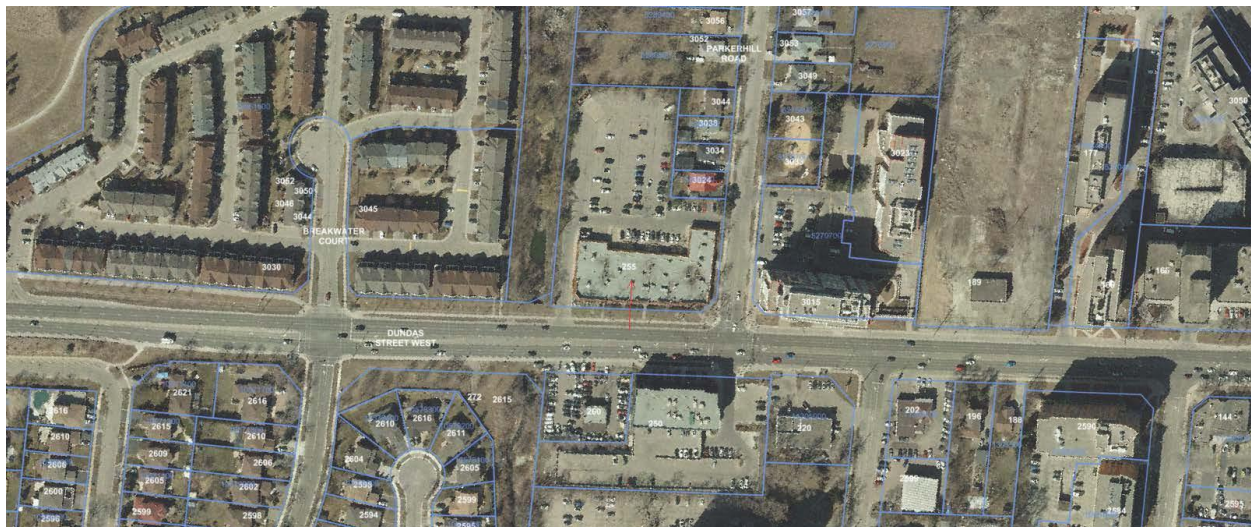
**Zoning:** C3-26 - Commercial

**Other Applications:** OZ/OPA 21-4 W7

## Site and Area Context

The subject property is located on the north-west corner of the Dundas Street West and Parkerhill Road intersection. It currently contains a single storey, multi-unit commercial plaza with an associated parking lot to the rear. Limited landscaping and vegetative elements are present on the subject property, mostly located along property lines. The surrounding area context includes a mix of commercial and residential uses with varying lot sizes and built forms.

The applicant is proposing to maintain the existing outdoor restaurant patio, requiring a variance for the use.



## 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 Cooksville Neighbourhood Character Area and is designated Mixed Use in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits a variety of commercial uses, including restaurants. 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 intent of the zoning by-law in excluding accessory patios is to ensure that there are no negative impacts to nearby residential zones and sensitive employment uses as it pertains to either noise and/or hours of operation. Staff note that there have been multiple past approvals for a restaurant patio on the subject property dating back to 1988. The patio abuts and encroaches into the Dundas Street West right of way, locating it well away from many of the surrounding residential properties and limiting the impacts of noise. Furthermore staff note that no objections appear to have been received from area residents or businesses for the previous approval in 2010.

Planning staff are of the opinion that the proposal maintains the general intent and purpose of both the official plan and zoning by-law, is minor in nature, and represents appropriate development of the subject property. The proposed patio is appropriately located given site conditions and will have limited impacts to abutting properties.

Comments Prepared by: Alexander Davies, Committee of Adjustment Planner



## Appendices

### Appendix 1 – Transportation and Works Comments

As identified in some previous variance applications for the outdoor patio, the existing outdoor patio encroaches into the Dundas Street West municipal right-of-way. We would have no objections to the continued use provided that the required Licencing Agreement is in place with the City of Mississauga for the portion of the patio which encroaches into the Dundas Street road allowance. Should the applicant need a contact, they can proceed with contacting [realtyservices@mississauga.ca](mailto:realtyservices@mississauga.ca) for the Licencing Agreement.

We are also noting for information purposes that the City is currently proceeding a Rezoning application for the redevelopment of this property under OZ/OPA 21-04 to allow for a residential apartment.





Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

## Appendix 2 – Zoning Comments

The Building Department is currently processing a Rezoning application and an Official Plan Amendment application under file OZ/OPA 21-4 W7. Zoning review will commence upon finalization of the two above applications and as such, the requested variances can't be confirmed at this time.

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

Comments Prepared by: Ramsen Hedoo, Zoning Examiner

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**Appendix 3 – Credit Valley Conservation Comments**

Good afternoon,

The property owner of 8-255 Dundas St W, zoned C3-26 - Commercial, has applied for a minor variance under

Section 45 of the Planning Act. The applicant requests the Committee to authorize a minor variance to

continue to permit an outdoor patio ancillary to the existing restaurant within Unit No. 8 whereas By-law 0225-

2007, as amended, makes no provisions for such a use in this instance.

Based on review of the information, CVC staff have no concerns with the requested variance. As such, CVC staff have no objection to the approval of the minor variance by the Committee at this time.

I trust these comments are sufficient. Please contact the undersigned should you have any questions.

Comments Prepared By: Elyssa Pompa, Junior Planner

**Appendix 4 – Region of Peel Comments**

**Comments:** Please be advised that the subject property is located within the limits of the regulated area of the Credit Valley Conservation (CVC).

The Region relies on the environmental expertise of the CVC for the review of development applications located within or adjacent to this regulated area in Peel and their potential impacts on the natural environment. Regional Planning staff therefore, request that the Committee and city staff consider comments from the CVC and incorporate their conditions of approval appropriately.

Comments Prepared by: Joseph Filice, Junior Planner





## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A278.22  
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 6849 Golden Hills Way, zoned R10 - 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 a below grade entrance proposing a minimum side yard setback of 0.40m (approx. 1.31ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 1.20m (approx. 3.94ft) in this instance.

The Committee has set **Thursday, June 23, 2022 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: 2022-06-15	File(s): A278.22 Ward: 11
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2022-06-23 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 a below grade entrance proposing a minimum side yard setback of 0.40m (approx. 1.31ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 1.20m (approx. 3.94ft) in this instance.

## Background

**Property Address:** 6849 Golden Hills Way

### Mississauga Official Plan

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

### Zoning By-law 0225-2007

**Zoning:** R10 - Residential

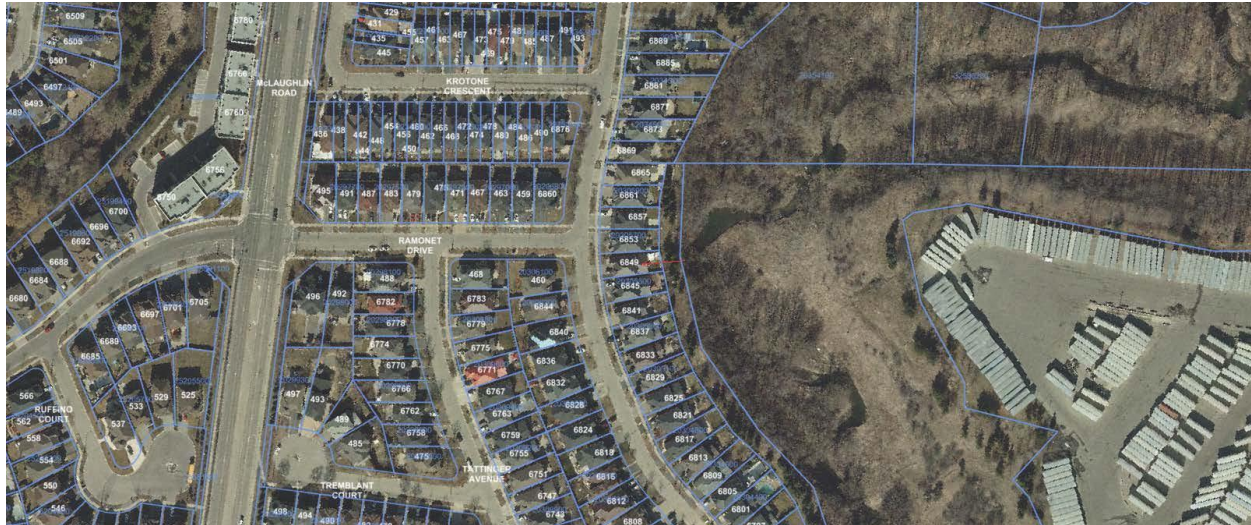
**Other Applications:**

### Site and Area Context

The subject property is located south-east of the McLaughlin Road and Arrowsmith Drive intersection in the Meadowvale Village neighbourhood. It has a lot frontage of +/- 14m (46ft) and an area of +/- 433.2m<sup>2</sup> (4,662.9ft<sup>2</sup>), which is consistent with other detached dwellings in the

area. Limited landscaping and vegetative elements are present on the subject property, which backs onto the Derry West Greenbelt. The surrounding area context contains open space and residential uses, consisting of a mix of detached and semi-detached dwellings.

The applicant is proposing a below grade entrance requiring a variance for the side yard setback.



## Comments

### Planning

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

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

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

The subject property is located in the Meadowvale Village 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. Staff are satisfied that the proposal is compatible with the existing site conditions and surrounding area context. It will have no impact on the streetscape and maintains the general intent and purpose of the official plan.

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

The intent of the side yard regulations in the by-law is to ensure that an appropriate buffer between structures on abutting properties is maintained as well as ensuring appropriate access to the rear yard and appropriate drainage is preserved. The proposed steps and side entrance create no massing impacts or separation issues between structures while preserving access to the rear yard from the other side of the dwelling. Furthermore Transportation & Works staff have raised no significant drainage concerns regarding the proposal. Staff are therefore satisfied that the request maintains the general intent and purpose of the 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 side yard proposal represents appropriate development of the subject property and that the application is minor in nature. There are no impacts to the streetscape and circulation around the exterior of the dwelling is maintained.

Comments Prepared by: Alexander Davies, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

Should Committee see merit in the applicant's request we would recommend that the existing drainage pattern in the area of the proposed below grade entrance be maintained. We note that the stairwell is being proposed in an area of the property where a drainage swale is still required and could still be achieved with the proposed 0.40M setback.







Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

## **Appendix 2 – Zoning Comments**

The Building Department is currently processing a Building Permit under file SEC UNIT 22-875. Based on review of the information currently available in this permit application, the variance, as requested is 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: Maria Fernandez, Zoning Examiner

### Appendix 3 – Parks, Forestry & Environment

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

The lands to the rear of the property are City owned lands, identified as Derry West Greenbelt (P-433) and within Significant Natural Area, zoned G1 and G2 that are also classified as a naturally significant area within the City's Natural Heritage System. Section 6.3.24 of the Mississauga Official Plan states that the Natural Heritage System will be protected, enhanced, restored and expanded through the following measures:

- a) ensuring that development in or adjacent to the Natural Heritage System protects and maintains the natural heritage features and their ecological functions through such means as tree preservation, appropriate location of building envelopes, grading, landscaping...;
- b) placing those areas identified for protection, enhancement, restoration and expansion in public ownership, where feasible.

Should the application be approved, Community Services provides the following notes:

1. Construction access from the adjacent park/greenlands is not permitted.
2. Stockpiling of construction materials and encroachment in the adjacent park/greenlands is not permitted.
3. If access is required to City owned lands, a Park Access Permit will be required.

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

### Appendix 4 – Region of Peel Comments

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

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

Development Planning: Joseph Filice (905) 791-7800 x3182

**Comments:** Please be advised that a portion of the subject property is located within an area the Regional Official Plan (ROP) designates as a Core Woodland of the Greenlands System in Peel, under Policy 2.3.2. Within these designations, ROP policies seek to protect environmental resources.

The Region relies on the environmental expertise of the Credit Valley Conservation (CVC) for the review of applications located within or adjacent to Core Areas of the Greenlands Systems in Peel and their potential impacts on the natural environment. Regional Planning staff therefore, request that the Committee and city staff consider comments from the CVC and incorporate their conditions of approval appropriately.

Comments Prepared by: Joseph Filice, Junior Planner



## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A280.22  
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 1376 Mississauga Rd, 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 a new dwelling proposing:

1. A flat roof height of 9.90m (approx. 32.48ft) whereas By-law 0225-2007, as amended, permits a maximum flat roof height of 7.50m (approx. 24.61ft) in this instance;
2. A dwelling unit depth of 30.27m (approx. 99.31ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling unit depth of 20.00m (approx. 65.61ft) in this instance;
3. A combined width of side yards of 6.23m (approx. 21.75ft) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 8.34m (approx. 27.36ft) in this instance; and,
4. A setback of 0.0m from the driveway to the side lot line whereas By-law 0225-2007, as amended, requires a minimum setback of 0.61m (approx. 2.00ft) from a driveway to a side lot line in this instance.

The Committee has set **Thursday, June 23, 2022 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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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: 2022-06-15	File(s): A280.22
To: Committee of Adjustment	Ward: 2
From: Committee of Adjustment Coordinator	Meeting date:2022-06-23 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 a new dwelling proposing:

1. A flat roof height of 9.90m (approx. 32.48ft) whereas By-law 0225-2007, as amended, permits a maximum flat roof height of 7.50m (approx. 24.61ft) in this instance;
2. A dwelling unit depth of 30.27m (approx. 99.31ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling unit depth of 20.00m (approx. 65.61ft) in this instance;
3. A combined width of side yards of 6.23m (approx. 21.75ft) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 8.34m (approx. 27.36ft) in this instance; and,
4. A setback of 0.0m from the driveway to the side lot line whereas By-law 0225-2007, as amended, requires a minimum setback of 0.61m (approx. 2.00ft) from a driveway to a side lot line in this instance.

## Background

**Property Address:** 1376 Mississauga Rd

### Mississauga Official Plan

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

### Zoning By-law 0225-2007

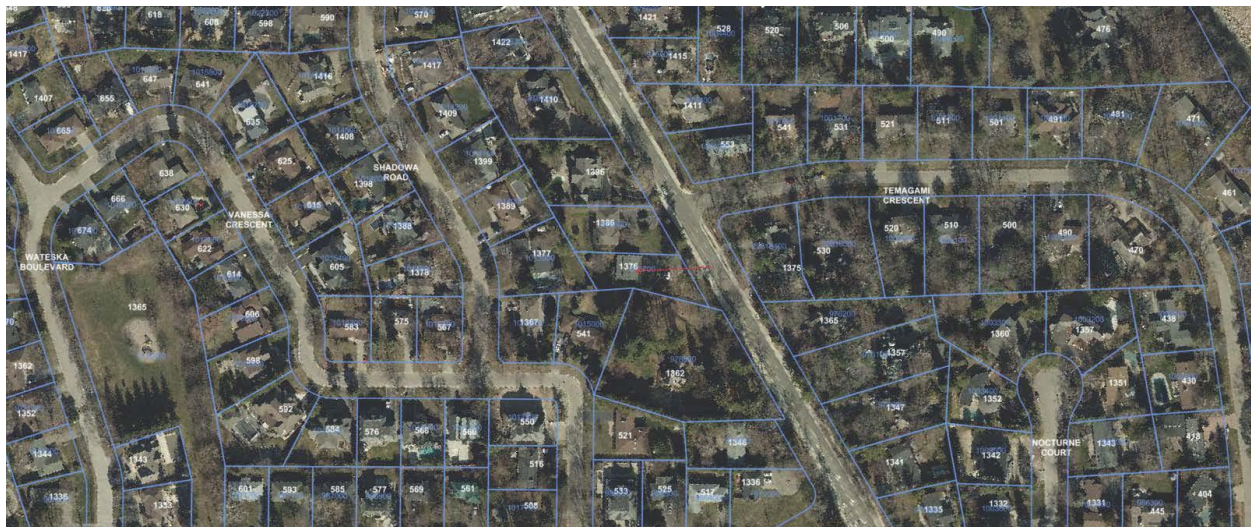
**Zoning:** R1-2 - Residential

**Other Applications:** Preliminary Zoning Review application under file PREAPP 22-738

### Site and Area Context

The subject property is located within the Clarkson-Lorne Park Neighbourhood Character Area, northwest of the Indian Road and Mississauga Road intersection. The immediate neighbourhood is primarily residential consisting of one and two-storey detached dwellings on large lots with mature vegetation in the front yards. The subject property contains a two-storey detached dwelling with mature vegetation in the front yard.

The applicant is proposing a new two-storey dwelling requiring variances for flat roof height, dwelling depth, combined width of side yards and setback to a driveway.



## Comments

### Planning

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

Staff comments concerning the application are as follows:

The subject property is designated Residential Low Density I in the Mississauga Official Plan (MOP), which permits detached dwellings.

Upon review of the applicant's drawings, staff has determined that variance #2 is incorrect. Staff also request that the applicant provide the finished grade of the proposed dwelling in order to accurately evaluate Variance #1. Transportation and Works staff do not support variance #4

and request that the hard surfacing and light posts contained in the municipal boulevard area be removed. Planning staff echo Transportation and Works staff's concerns.

Staff recommend deferral of the application to allow the applicant an opportunity to address staff's concerns and meet with Zoning staff to verify the accuracy of the requested variances and determine if additional variances are required.

Comments prepared by: Connor Di Pietro, Committee of Adjustment Planner



## Appendices

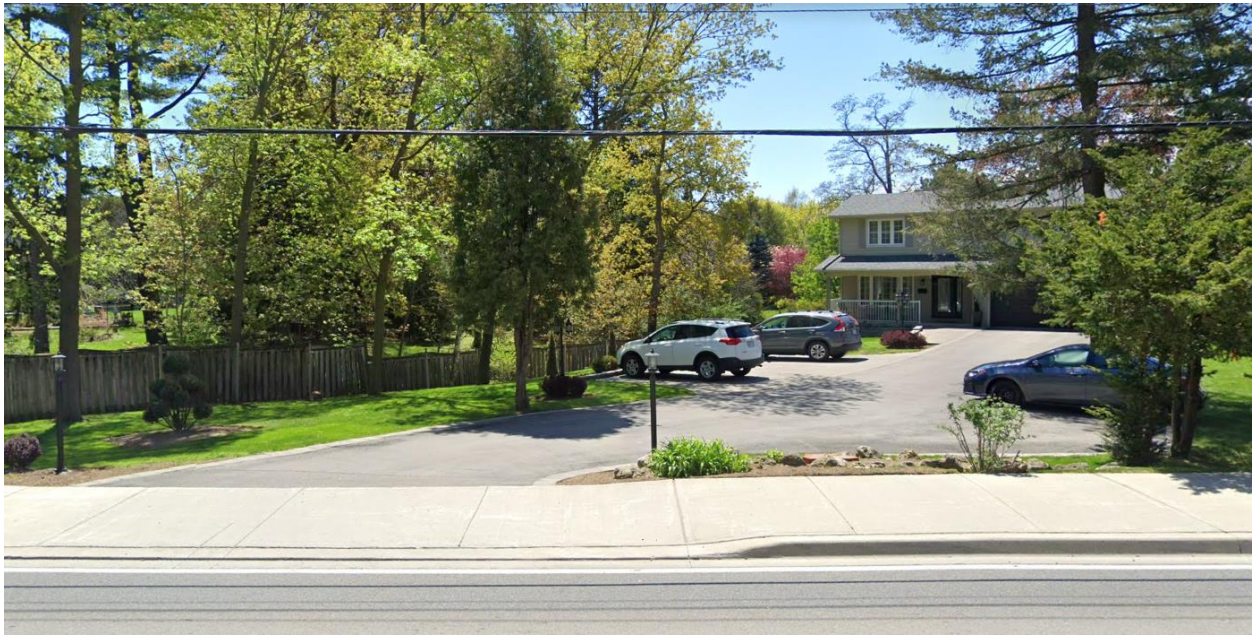
### Appendix 1 – Transportation and Works Comments

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed dwelling will be addressed through the future Site Plan Application process. However, this Department does not support variance #4 for the 0m setback for the driveway. As you can see from the pictures attached, the existing driveway turnaround has been constructed partially within the Municipal right of way Mississauga Road. There is also additional hard surface for parking/turn around purposes on the left side of the driveway within the applicant's own lands.

We ask that the municipal boulevard area be reinstated with topsoil and sod and the 2 light posts that are also within the municipal boulevard area be removed.







Comments Prepared by: John Salvino, Development Engineering Technologist

## Appendix 2 – Zoning Comments

The Building Department is currently processing a Preliminary Zoning Review application under file PREAPP 22-738. Based on review of the information currently available in this permit application, we advise that more information is required in order to verify the accuracy of the requested variance(s) or determine whether additional variance(s) will be required.

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

Comments Prepared by: Alana Zheng, Zoning Examiner

## Appendix 4 – Region of Peel Comments

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

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

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

Comments Prepared by: Joseph Filice, Junior Planner





## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A287.22  
Ward: 7

### 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 3210 Parkerhill Rd, zoned R3 - 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 setback (southerly) to the front corner of the second storey eaves of 1.12m (approx. 3.67.0ft); whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 1.36m (approx. 4.46) to the second floor eaves in this instance;
2. A side yard setback (southerly) to the front corner of the second storey dwelling of 1.52m (approx. 4.98ft); whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 1.81m (approx. 5.94ft) to the second floor dwelling in this instance;
3. A side yard setback (southerly) to the back corner of the second storey eaves of 1.22m (approx. 4.0ft); whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 1.36m (approx. 4.46) to the second floor eaves in this instance;
4. A side yard setback (southerly) to the back corner of the second storey dwelling of 1.68m (approx. 5.51ft); whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 1.81m (approx. 5.94ft) to the second storey in this instance;
5. A side yard setback (northerly) to the main floor dwelling of 1.13m (approx. 3.71ft); whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 1.20m (approx. 3.94ft) to the main floor dwelling in this instance;
6. A side yard setback (northerly) to the back corner of the main floor dwelling of 1.07m (approx. 3.51ft); whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 1.20m (approx. 3.94ft) to the main floor dwelling in this instance;
7. A side yard setback (northerly) to the of the second storey dwelling (front corner) of 1.13m (approx. 3.87ft); whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 1.81m (approx. 5.94ft) to the second storey dwelling in this instance;
8. A side yard setback (northerly) to the second storey of the dwelling (back corner) of 1.04m (approx. 3.41ft); whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 1.81m (approx. 5.94ft) to the second storey in this
9. A side yard setback (northerly) to the second storey eaves (front corner) of 0.67m (approx. 2.20ft); whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 1.36m (approx. 4.46ft) to the second storey eaves in this instance; and,
10. A side yard setback (northerly) to the second storey eaves (rear corner) of 0.58m (approx. 1.98ft); whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 1.36m (approx. 4.46ft) to the second storey eaves in this instance.

The Committee has set **Thursday, June 23, 2022 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:**

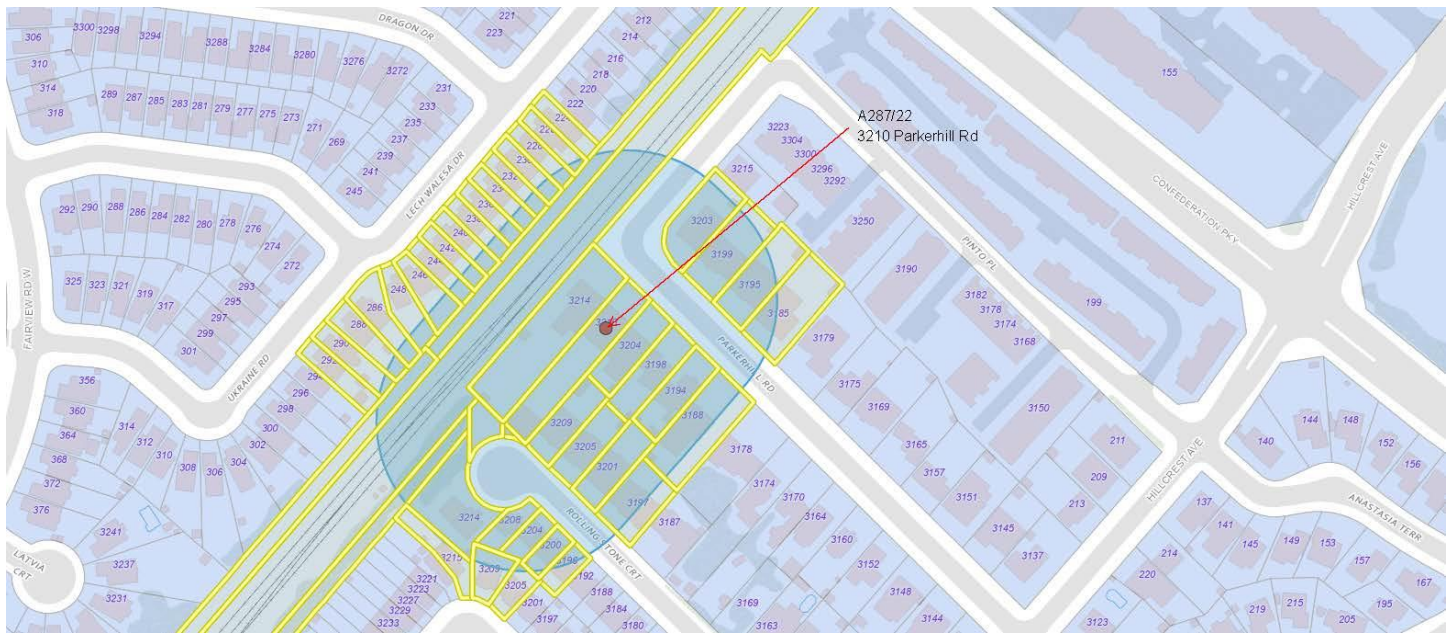
**To participate electronically (computer, tablet or smartphone):** Please email [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca) no later than 4:30pm the Friday prior to the hearing. Any materials you wish to show the Committee during your presentation must be provided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

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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 Department and Agency Comments	File:A287.22	2022/06/15	1
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Date Finalized: 2022-06-15	File(s): A287.22 Ward: 7
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2022-06-23 1:00:00 PM

## Consolidated Recommendation

The City has no objections to the application. 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 the construction of an addition proposing:

1. A side yard setback (southerly) to the front corner of the second storey eaves of 1.12m (approx. 3.67.0ft); whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 1.36m (approx. 4.46) to the second floor eaves in this instance;
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4. A side yard setback (southerly) to the back corner of the second storey dwelling of 1.68m (approx. 5.51ft); whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 1.81m (approx. 5.94ft) to the second storey in this instance;
5. A side yard setback (northerly) to the main floor dwelling of 1.13m (approx. 3.71ft); whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 1.20m (approx. 3.94ft) to the main floor dwelling in this instance;
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7. A side yard setback (northerly) to the of the second storey dwelling (front corner) of 1.13m (approx. 3.87ft); whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 1.81m (approx. 5.94ft) to the second storey dwelling in this instance;
8. A side yard setback (northerly) to the second storey of the dwelling (back corner) of 1.04m (approx. 3.41ft); whereas By-law 0225-2007, as amended, requires a minimum side yard

setback of 1.81m (approx. 5.94ft) to the second storey in this

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10. A side yard setback (northerly) to the second storey eaves (rear corner) of 0.58m (approx. 1.98ft); whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 1.36m (approx. 4.46ft) to the second storey eaves in this instance.

## Background

**Property Address:** 3210 Parkerhill Rd

### Mississauga Official Plan

Character Area: Cooksville Neighbourhood  
Designation: Residential Low Density II

### Zoning By-law 0225-2007

**Zoning:** R3 - Residential

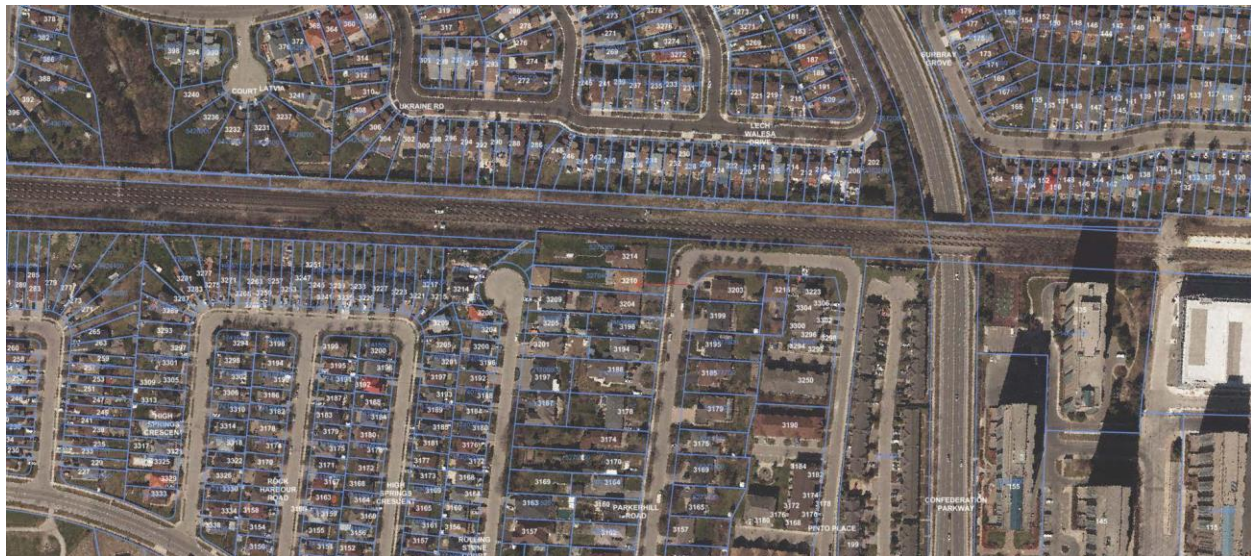
### Other Applications:

### Site and Area Context

The subject property is located north-west of the Confederation Parkway and Hillcrest Avenue intersection in the Cooksville neighbourhood. It currently contains a single storey detached dwelling and has a lot area of +/- 1,357.46m<sup>2</sup> (14,611.6ft<sup>2</sup>). While the property fronts onto Parkerhill Road, the rear property line abuts Rolling Stone Court. Limited vegetation and landscaping elements are present in both the front and rear yards. The surrounding area context is residential, consisting of detached dwellings on lots generally smaller than the subject property. Train tracks are located in close proximity to the north of the property.

The applicant is proposing additions and renovations to the subject property requiring variances for side yard setbacks.





## 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 Cooksville 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 application maintains the permitted residential use envisioned by the official plan and is at a scale that is compatible with the surrounding context. Planning 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?**

All of the proposed variances request a reduction in side yard setbacks to various elements of the proposed dwelling. 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, appropriate drainage can be provided, and that access to the rear yard ultimately remains unencumbered. Planning staff note that the Transportation and Works Department has raised

no concerns surrounding drainage at this time and that the proposed additions are generally in line with the existing side walls, thereby maintaining existing circulation around the dwelling. Furthermore the proposed eaves are appropriately sized given existing site conditions and maintain an appropriate setback.

Given the above, Planning staff are of the opinion that the variances 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?**

Planning staff are of the opinion that the proposed variances, both individually and cumulatively, will create only minor impacts to both the streetscape and abutting properties. Furthermore the proposal represents appropriate development of the subject property.

Notwithstanding the above comments on the requested variance, a review of the property has revealed that the existing rear yard accessory structure does not appear to meet the requirements under the zoning by-law. Staff are unable to comment if the shed meets the four tests of a minor variance without confirmation of the size and setbacks. As such the applicant may wish to defer the application at this time to resubmit the application with any additional necessary variances and an updated drawing for review.

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 addition will be addressed through the Building Permit process.











Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

## Appendix 2 – Zoning Comments

The Building Department is currently processing a Building Permit under file BP 9ALT 22-155. Based on review of the information currently available in this permit application, variances # 2, 5, 7 and 8, as requested are correct.

We also 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 03/24/2022 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 – Region of Peel Comments

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

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

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

Comments Prepared by: Joseph Filice, Junior Planner

### Appendix 4 – Metrolinx Comments

Metrolinx is in receipt of the minor variance application for 3210 Parkerhill Road to permit the construction of a second storey addition. Metrolinx's comments on the subject application are noted below:

- The subject property is located within 300 meters of CP Rail's Galt Subdivision which carries Metrolinx's Milton GO Train service.
- The Proponent is advised that the development lands, 3210 Parkerhill Road, are located within Metrolinx's 300 metres railway corridor zone of influence and as such is advised that Metrolinx and its assigns and successors in interest has or have a right-of-way within 300 metres from the development lands. The Applicant is further advised that there may be alterations to or expansions of the rail facilities on such right-of-way in the future including the possibility that Metrolinx or any railway entering into an agreement with Metrolinx to use the right-of-way or their assigns or successors as aforesaid may expand their operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s). Metrolinx will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid right-of-way.

Comments Prepared by: Harrison Rong, Project Co-ordinator



## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A288.22  
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 0 Mattawa Ave, zoned G1 & G2 - Greenlands, 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 off-site parking proposing:

1. To permit the subject property to be partially used for an off-site aisle and turning radii for the parking spaces located at the rear of 1796 Mattawa Avenue; whereas By-law 0225-2007, as amended, does not permit either use within a G1 or G2 (Greenlands) zone in this instance; and,
2. To permit all driveways and aisles to be comprised of gravel on the subject property; whereas By-law 0225-2007, as amended, requires all driveways and aisles to have a minimum overall vertical depth of 15.0cm comprised of a stable surface such as asphalt, concrete, pervious materials or other hard-surfaced material not including gravel.

The Committee has set **Thursday, June 23, 2022 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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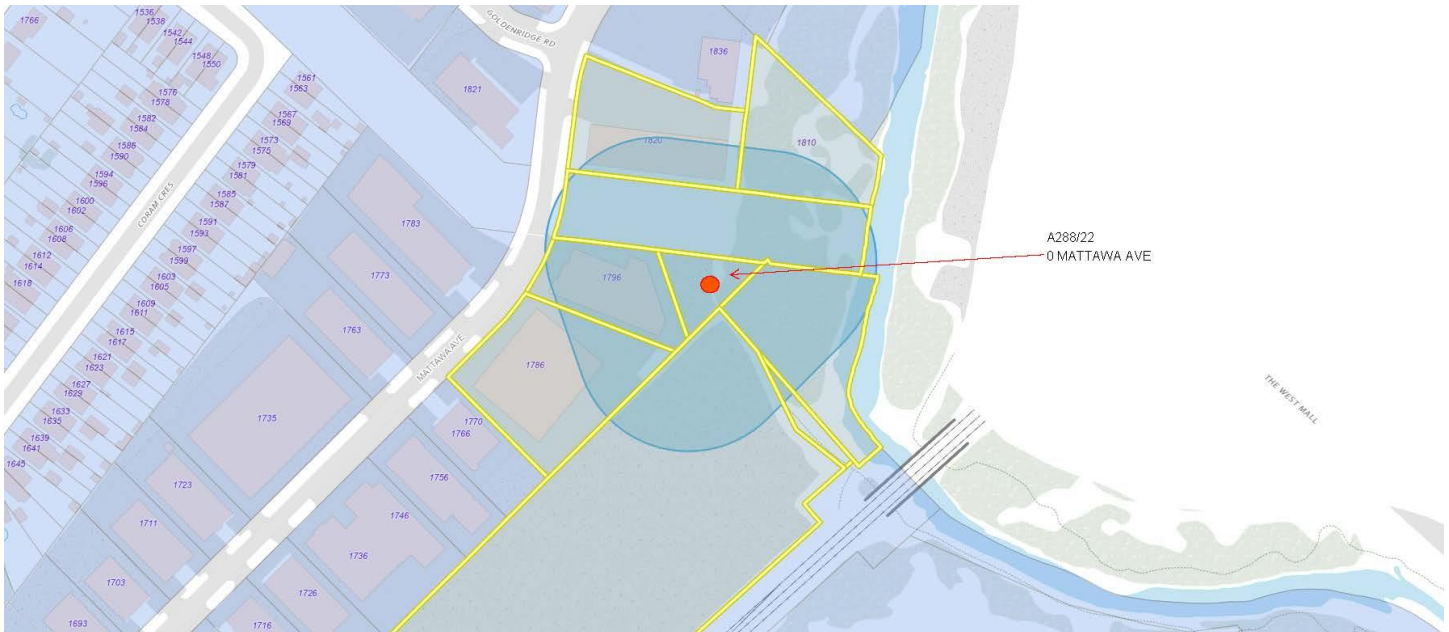
you wish to show the Committee during your presentation must be provided as an attachment to the email. Links to cloud services will not be accepted.

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# City of Mississauga Department Comments

Date Finalized: 2022-06-15	File(s): A288.22
To: Committee of Adjustment	Ward: 1
From: Committee of Adjustment Coordinator	Meeting date:2022-06-23 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 off-site parking proposing:

1. To permit the subject property to be partially used for an off-site aisle and turning radii for the parking spaces located at the rear of 1796 Mattawa Avenue; whereas By-law 0225-2007, as amended, does not permit either use within a G1 or G2 (Greenlands) zone in this instance; and,
2. To permit all driveways and aisles to be comprised of gravel on the subject property; whereas By-law 0225-2007, as amended, requires all driveways and aisles to have a minimum overall vertical depth of 15.0cm comprised of a stable surface such as asphalt, concrete, pervious materials or other hard-surfaced material not including gravel.

## Background

**Property Address:** 0 Mattawa Ave

### Mississauga Official Plan

Character Area: Dixie Employment Area  
Designation: Greenlands

### Zoning By-law 0225-2007

**Zoning:** G1 & G2 - Greenlands

**Other Applications:** Certificates of Occupancy and a Building Permit under files C18-4256, C21-7116, C21-7117 & BP3 ALT 19-4802

## Site and Area Context

The subject property is located within the Dixie Employment Area, located southwest of the Dundas Street East and Wharton Way intersection. The subject property contains open space/greenlands uses. The broader area consists of commercial, employment and open space/greenlands and low-density residential uses with minimum to no vegetation in the front yards.

This application proposes to permit the property to be used for off-site parking aisle and turning radii.



## 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 Committee of Adjustment will consider application A288.22 together with applications A289.22 (Hydro One Corridor) and A365.19 (1796 Mattawa Avenue). The owner of 1796 Mattawa Avenue (adjacent to the north) is proposing a Motor Vehicle Body Repair Facility & Motor Vehicle Sales, Leasing and/or Rental Facility – Restricted use in one unit of a one-storey

industrial condominium (Variance #4). Planning staff are unable to support Variance #4 in application A365.19. Furthermore, Municipal Parking staff have identified concerns with Variance #1 in Minor Variance applications 289.22 (Hydro One Corridor) and A365.19 (1786 Mattawa Avenue). Transportation and Works staff have also informed Planning staff that the applicant requires a license agreement for 0 Mattawa Avenue. Applications A288.22 and A289.22 are required to facilitate Variance #4 (A365.19). Due to concerns raised above, and since staff cannot support Variance #4 (A365.19), staff recommends that the application be refused.

Comments prepared by: Connor Di Pietro, Committee of Adjustment Planner



## Appendices

### Appendix 1 – Transportation and Works Comments

Enclosed for Committee's information are photos of the area where the parking stalls are proposed within Greenbelt City owned lands at the rear of the property.

We have spoken to the City's Realty Services Section and they advise that the required License Agreement with the City to allow the encroachment onto the Greenbelt lands has not yet been started.

In view of the above, we would request that this Minor Variance application be deferred to allow the applicant to initiate a Licence Agreement request and for the City to determine that the City will authorize encroachment into this area via a Licence Agreement.







Comments Prepared by: John Salvino, Development Engineering Technologist

## Appendix 2 – Zoning Comments

The Building Department is currently processing Certificates of Occupancy and a Building Permit under files C18-4256, C21-7116, C21-7117 & BP3 ALT 19-4802. 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: Brian Bonner, Supervisor

### Appendix 3 – Parks, Forestry & Environment

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

The lands to the rear of the property are City owned lands, identified as Etobicoke Valley (P-238) and within Significant Natural Area, zoned G1 and G2 that are also classified as a naturally significant area within the City's Natural Heritage System. Section 6.3.24 of the Mississauga Official Plan states that the Natural Heritage System will be protected, enhanced, restored and expanded through the following measures:

- a) ensuring that development in or adjacent to the Natural Heritage System protects and maintains the natural heritage features and their ecological functions through such means as tree preservation, appropriate location of building envelopes, grading, landscaping...;
- b) placing those areas identified for protection, enhancement, restoration and expansion in public ownership, where feasible.

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

1. The applicant is to enter into a License Agreement for two (2) years with the City of Mississauga for the lease of City owned 'G2' greenlands to permit an off-site aisle and turning radii for the parking spaces located at the rear of 1796 Mattawa Avenue.
2. Prior to the execution of the License Agreement with the City of Mississauga, the applicant shall provide a four (4) foot chain link fence with a single gate abutting the G2 lands to the satisfaction and inspection of the City of Mississauga, Parks, Forestry and Environment Division, and
3. Prior to the execution of the License Agreement with the City of Mississauga, the applicant shall clean up the existing City owned 'G2' greenlands adjacent to the subject property and remain free and clear of any encroachments/stockpiling to the satisfaction and inspection of the City of Mississauga, Parks, Forestry and Environment Division.

Community Services also provides the following notes:

1. Construction access from the adjacent park/greenlands is not permitted.
2. Stockpiling of construction materials and encroachment in the adjacent park/greenlands is not permitted.
3. If access is required to City owned lands, a Consent to Enter Agreement will be required.

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).

City Department and Agency Comments	File:A288.22	2022/06/15	7
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Comments Prepared by: Jim Greenfield, Park Planner

#### **Appendix 4 – Region of Peel Comments**

Development Planning: Joseph Filice (905) 791-7800 x3182

**Comments:** Please be advised that the subject property is located within the limits of the regulated area of the Toronto and Region Conservation Authority (TRCA).

The Region relies on the environmental expertise of the TRCA for the review of development applications located within or adjacent to this regulated area in Peel and their potential impacts on the natural environment. Regional Planning staff therefore, request that the Committee and city staff consider comments from the TRCA and incorporate their conditions of approval appropriately.

**Comments:** Please be advised that a portion of the subject property is located within an area the Regional Official Plan (ROP) designates as a Core Woodland of the Greenlands System in Peel, under Policy 2.3.2. Within these designations, ROP policies seek to protect environmental resources.

The Region relies on the environmental expertise of the Credit Valley Conservation (CVC) for the review of applications located within or adjacent to Core Areas of the Greenlands Systems in Peel and their potential impacts on the natural environment. Regional Planning staff therefore, request that the Committee and city staff consider comments from the CVC and incorporate their conditions of approval appropriately.

Comments Prepared by: Joseph Filice, Junior Planner

#### **Appendix 5 – Metrolinx Comments**

Metrolinx is in receipt of the minor variance application for 0 Mattawa Avenue to permit off-site parking in lanes zoned G1 or G2. Metrolinx concludes that the minor variance has no implications on Metrolinx property. Metrolinx has no comments should the Committee choose to grant approval.

Comments Prepared by: Harrison Rong, Project Co-ordinator



## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

REVISED  
File: A289.22  
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 PT LT 2 CON 1 SDS TORONTO; PT LT 3 CON 1 SDS TORONTO AS IN TT84072 SE OF MATTAWA AV, EXCEPT TT129308, zoned C1 & CC3 & H-CC3(1)- Commercial; G1 & G1-8 - Greenlands; I-2 - Institutional; PB1 - Parkway Belt; U - Utility, 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 property to be used for off-site parking aisle proposing:

1. To permit the subject property to be partially used for an off-site parking aisle and 24 space parking lot for 1796 Mattawa Ave; whereas By-law 0225-2007, as amended, does not permit either use within a U Zone (Utility) in this instance;
2. To permit all parking areas, driveways and aisles to be comprised of gravel on the subject property whereas By-law 0225-2007, as amended, requires all parking areas, driveways and aisles to have a minimum overall vertical depth of 15.0cm comprised of a stable surface such as asphalt, concrete, pervious materials or other hard-surfaces material not including gravel in this instance; and,
3. To permit a landscaped buffer of 0.0m between the proposed parking area and the southerly adjacent G2 Zone (Greenlands) on 0 Mattawa Avenue; whereas By-law 0225-2007, as amended, requires a minimum landscape buffer of 4.5m (approx. 14.76ft) between a U Zone (Utility) and a G2 Zone (Greenlands) in this instance.

The Committee has set **Thursday, June 23, 2022 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:**

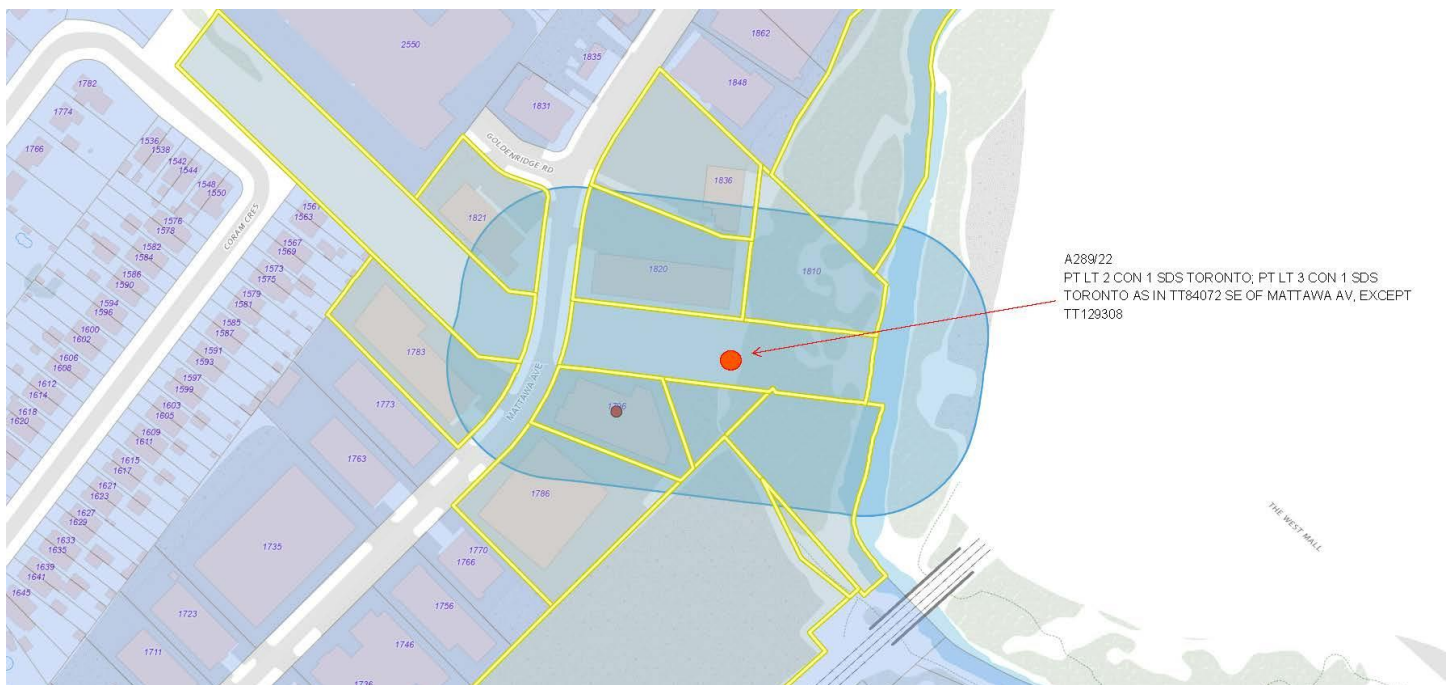
**To participate electronically (computer, tablet or smartphone):** Please email [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca) no later than 4:30pm the Friday prior to the hearing. Any materials you wish to show the Committee during your presentation must be provided 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: 2022-06-15	File(s): A289.22 Ward: 1
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2022-06-23 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 property to be used for off-site parking aisle proposing:

1. To permits the subject property to be partially used for an off-site parking aisle and 24 space parking lot for 1796 Mattawa Ave; whereas By-law 0225-2007, as amended, does not permit either use within a U Zone (Utility) in this instance;
2. To permit all parking areas, driveways and aisles to be comprised of gravel on the subject property whereas By-law 0225-2007, as amended, requires all parking areas, driveways and aisles to have a minimum overall vertical depth of 15.0cm comprised of a stable surface such as asphalt, concrete, pervious materials or other hard-surfaces material not including gravel in this instance; and,
3. To permit a landscaped buffer of 0.0m between the proposed parking area and the southerly adjacent G2 Zone (Greenlands) on 0 Mattawa Avenue; whereas By-law 0225-2007, as amended, requires a minimum landscape buffer of 4.5m (approx. 14.76ft) between a U Zone (Utility) and a G2 Zone (Greenlands) in this instance.

## Background

**Property Address:** PT LT 2 CON 1 SDS TORONTO; PT LT 3 CON 1 SDS TORONTO AS IN TT84072 SE OF MATTAWA AV, EXCEPT TT129308

### Mississauga Official Plan

Character Area: Dixie Employment Area  
Designation: **Utility**

**Zoning By-law 0225-2007**

**Zoning:** C1 & CC3 & H-CC3(1)- Commercial; G1 & G1-8 - Greenlands; I-2 - Institutional; PB1 - Parkway Belt; U - Utility

**Other Applications:** Certificates of Occupancy and a Building Permit under files C18-4256, C21-7116, C21-7117 & BP3 ALT 19-4802.

**Site and Area Context**

The subject property is located within the Dixie Employment Area, located southwest of the Dundas Street East and Wharton Way intersection. The subject property contains a hydro corridor. The broader area consists of commercial, employment and open space / greenlands and low-density residential uses with vegetation in the front yards.

This application proposes to permit the property to be used for off-site parking aisle and lot.

**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 Committee of Adjustment will consider application A289.22 together with applications A288.22 (0 Mattawa Avenue) and A365.19 (1796 Mattawa Avenue). The owner of 1796 Mattawa Avenue (adjacent to the west) is proposing a Motor Vehicle Body Repair Facility & Motor Vehicle Sales, Leasing and/or Rental Facility – Restricted use in one unit of a one-storey industrial condominium (Variance #4).

The Ministry of Government and Consumer Services, care of Infrastructure Ontario, own the subject property. The applicant has received authorization from Infrastructure Ontario to apply for these variances.

Variance #1 pertains to reduced parking. Municipal Parking provide comments on parking reductions. Their comments are as follows.

The applicant has not submitted parking justification in support of the application. Deanlee Management Inc. (the applicant's agent) conversed with Municipal Parking staff in the winter of 2022. At the time, staff were unable to confirm the parking requirement for the proposal due to a lack of information.

The applicant is proposing to utilize the Hydro One Corridor and the City of Mississauga's G1-G2 zoned lands (adjacent to 1796 Mattawa Avenue) for an off-site aisle and turning radii for the parking spaces at the rear of the building. The applicant is also proposing to permit the property to be partially used for an off-site aisle to provide 24 additional parking spaces for the 1796 Mattawa Avenue.

Staff contacted the applicant's agent on Friday, June 3<sup>rd</sup> for additional information, as the site plan that was submitted was not clear. Staff received a revised site plan and determined that the proposal will generate a parking deficiency of 53% (25 parking spaces) on-site. Staff note that 22 parking spaces will continue to be provided on 1796 Mattawa Avenue.

Staff note discrepancies in the submitted documents. The site plan states that 46 parking spaces are required on-site; meanwhile, both Municipal Parking and Zoning staff confirmed that 47 parking spaces are required on-site. Additionally, the existing 22 parking spaces combined with the proposed 24 parking spaces does not add up to the entire parking space requirement for the site (46 parking spaces are proposed on-site versus 47 being required).

An Off-Site Shared Parking Agreement with the Hydro One Corridor and City's open space lands has not yet been executed. Municipal Parking staff recommends deferring this application. There are discrepancies between the site plan and the cover letter where the application identified the required sum of parking spaces inaccurately; the agent shall revise to represent the actual sums accordingly on all submitted documents. Staff advise that a satisfactory Parking Utilization Study is required to be submitted. The consultant should confirm the survey methodology with staff prior to conducting parking surveys. Details can also be found in the City's Parking Terms of Reference. An executed agreement for off-site parking at the Hydro One Corridor and the G1-G2 City zoned lands should be submitted to the satisfaction of the Municipal Parking, Transportation & Works Department.



Planning staff echo municipal parking staff's concerns and recommend that the application be refused. Furthermore, staff have been informed by Transportation and Works staff that the applicant still requires a license agreement for 0 Mattawa Avenue.

This application is being heard together with applications A288.22 (0 Mattawa Avenue – Hydro One Corridor) and A365.19 (1796 Mattawa Avenue). Planning staff are unable to support Variance #4 to application A365.19, to permit a Motor Vehicle Body Repair Facility & Motor Vehicle Sales, Leasing and/or Rental Facility – Restricted use within Unit 3 of a one-storey industrial condominium building located at 1796 Mattawa Avenue. Applications A288.22 and A289.22 are required to facilitate Variance #4 (A365.19). Due to concerns raised above, and since staff cannot support Variance #4 (A365.19), staff recommends that the application be refused.

Comments prepared by: Connor Di Pietro, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

We understand that the applicant has been in conversation with Ontario Hydro to form an agreement for the parking stalls on their lands. In this regard, this Department has no concerns or questions regarding the proposed parking spaces.





City Department and Agency Comments	File:A289.22	2022/06/15	7
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Comments Prepared by: John Salvino, Development Engineering Technologist

## **Appendix 2 – Zoning Comments**

The Building Department is currently processing Certificates of Occupancy and a Building Permit under files C18-4256, C21-7116, C21-7117 & BP3 ALT 19-4802. 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: Brian Bonner, Supervisor

## **Appendix 3 – Parks, Forestry & Environment**

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

The lands to the rear of the property are City owned lands, identified as Etobicoke Valley (P-238) and within Significant Natural Area, zoned G1 and G2 that are also classified as a naturally significant area within the City's Natural Heritage System. Section 6.3.24 of the Mississauga Official Plan states that the Natural Heritage System will be protected, enhanced, restored and expanded through the following measures:

- a) ensuring that development in or adjacent to the Natural Heritage System protects and maintains the natural heritage features and their ecological functions through such means as tree preservation, appropriate location of building envelopes, grading, landscaping...;
- b) placing those areas identified for protection, enhancement, restoration and expansion in public ownership, where feasible.

Should the application be approved, Community Services provides the following notes:

1. Construction access from the adjacent park/greenlands is not permitted.
2. Stockpiling of construction materials and encroachment in the adjacent park/greenlands is not permitted.
3. If access is required to City owned lands, a Consent to Enter Agreement will be required.



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

#### **Appendix 4 – Region of Peel Comments**

Development Planning: Joseph Filice (905) 791-7800 x3182

**Comments:** Please be advised that the subject property is located within the limits of the regulated area of the Toronto and Region Conservation Authority (TRCA).

The Region relies on the environmental expertise of the TRCA for the review of development applications located within or adjacent to this regulated area in Peel and their potential impacts on the natural environment. Regional Planning staff therefore, request that the Committee and city staff consider comments from the TRCA and incorporate their conditions of approval appropriately.

**Comments:** Please be advised that a portion of the subject property is located within an area the Regional Official Plan (ROP) designates as a Core Woodland of the Greenlands System in Peel, under Policy 2.3.2. Within these designations, ROP policies seek to protect environmental resources.

The Region relies on the environmental expertise of the Credit Valley Conservation (CVC) for the review of applications located within or adjacent to Core Areas of the Greenlands Systems in Peel and their potential impacts on the natural environment. Regional Planning staff therefore, request that the Committee and city staff consider comments from the CVC and incorporate their conditions of approval appropriately.

Comments Prepared by: Joseph Filice, Junior Planner



## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A365.19  
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 1796 Mattawa Ave, zoned E2-131 - 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 relief from parking requirements for Units 1, 2 and 3 on the subject property proposing:

1. A total of 22 parking spaces to be provided on site and 24 parking spaces to be provided off-site on Hydro lands at 0 Mattawa Ave and 772 South Sheridan Way; whereas By-law 0225-2007, as amended, requires a minimum of 47 parking spaces for all uses to be provided on site;
2. To permit aisles to be partially located on the adjacent properties (0 Mattawa Avenue & Hydro) for accessing parking spaces on the subject property; whereas By-law 0225-2007, as amended, requires all aisles to be provided on site;
3. An aisle width of 4.33m (approx. 14.21ft) for accessing parking spaces located at the front of the building; whereas By-law 0225-2007, as amended, requires a minimum aisle of 7.00m (approx. 22.97ft) and an aisle of 2.45m (approx. 8.04ft) on site for accessing parking spaces located at the rear of the building in this instance; and,
4. To permit a Motor Vehicle Body Repair Facility & Motor Vehicle Sales, Leasing and/or Rental Facility – Restricted within Unit 3 of the subject property; whereas By-law 0225-2007, as amended, does not permit such uses within the E2-131 – Employment exception zone in this instance.

The Committee has set **Thursday, June 23, 2022 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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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:**

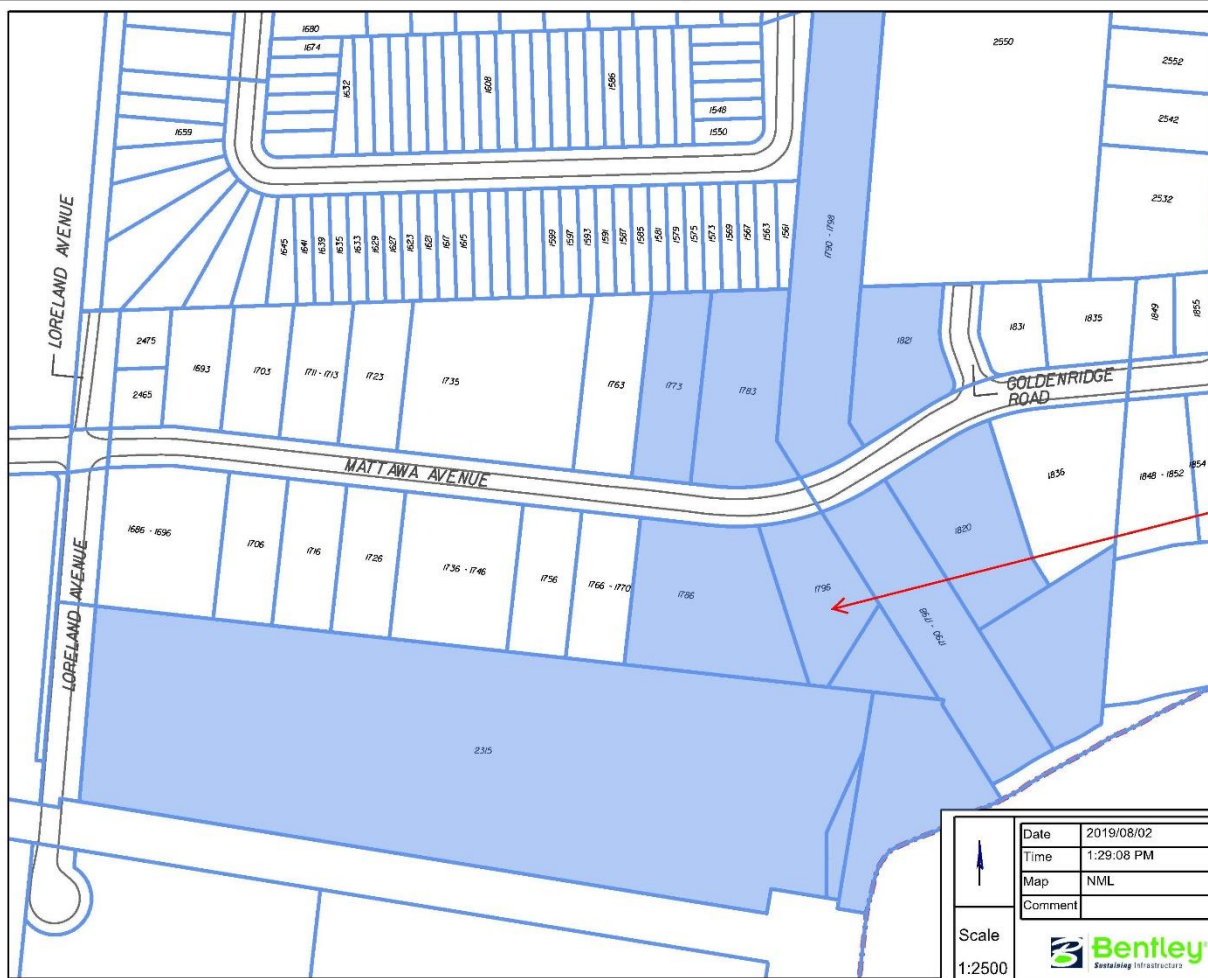
**To participate electronically (computer, tablet or smartphone):** Please email [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca) no later than 4:30pm the Friday prior to the hearing. Any materials you wish to show the Committee during your presentation must be provided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

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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.



A365/19  
1796 Mattawa  
Ave.

Scale 1:2500	Date	2019/08/02
	Time	1:29:08 PM
	Map	NML
	Comment	

 **Bentley**  
Sustaining Infrastructure



# City of Mississauga Department Comments

Date Finalized: 2022-06-15	File(s): A365.19 Ward: 1
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2022-06-23 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 relief from parking requirements for Units 1, 2 and 3 on the subject property proposing:

1. A total of 22 parking spaces to be provided on site and 24 parking spaces to be provided off-site on Hydro lands at 0 Mattawa Ave and 772 South Sheridan Way; whereas By-law 0225-2007, as amended, requires a minimum of 47 parking spaces for all uses to be provided on site;
2. To permit aisles to be partially located on the adjacent properties (0 Mattawa Avenue & Hydro) for accessing parking spaces on the subject property; whereas By-law 0225-2007, as amended, requires all aisles to be provided on site;
3. An aisle width of 4.33m (approx. 14.21ft) for accessing parking spaces located at the front of the building; whereas By-law 0225-2007, as amended, requires a minimum aisle of 7.00m (approx. 22.97ft) and an aisle of 2.45m (approx. 8.04ft) on site for accessing parking spaces located at the rear of the building in this instance; and,
4. To permit a Motor Vehicle Body Repair Facility & Motor Vehicle Sales, Leasing and/or Rental Facility – Restricted within Unit 3 of the subject property; whereas By-law 0225-2007, as amended, does not permit such uses within the E2-131 – Employment exception zone in this instance.

## Background

**Property Address:** 1796 Mattawa Ave

### Mississauga Official Plan

Character Area: Dixie Employment Area  
Designation: Business Employment

**Zoning By-law 0225-2007****Zoning: E2-131 - Employment****Other Applications: Certificates of Occupancy and a Building Permit under files C18-4256, C21-7116, C21-7117 & BP3 ALT 19-4802.****Site and Area Context**

The subject property is located within the Dixie Employment Area, located southwest of the Dundas Street East and Wharton Way intersection. The subject property contains a 1-storey industrial condominium building that includes a mix of employment and commercial uses. There is no significant vegetation found on site. The broader area consists of commercial, employment, open space/greenlands and low-density residential uses with no or minimal vegetation in the front yards.

The application proposes a Motor Vehicle Body Repair Facility & Motor Vehicle Sales, Leasing and/or Rental Facility – Restricted within Unit 3 of the subject property, requiring variances related to 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 request are as follows:

The subject property is located in the Dixie Employment Character Area and is designated Business Employment in Schedule 10 of the Mississauga Official Plan (MOP). The Business Employment designation permits a variety of uses, including commercial, entertainment, industrial and motor vehicle uses; however, it does not permit motor vehicle sales. Staff are therefore of the opinion that the application does not maintain the general intent and purpose of the MOP.

Variance #1 pertains to reduced parking. Municipal Parking staff provide comments on parking reductions. Their comments are as follows.

The applicant has not submitted parking justification in support of the application. Deanlee Management Inc. (the applicant's agent) conversed with Municipal Parking staff in the winter of 2022. At the time, staff were unable to confirm the parking requirement for the proposal due to a lack of information.

The applicant is proposing to utilize the Hydro One Corridor (north of the subject property) to permit a portion of the property for an off-site aisle to provide 24 additional parking spaces for 1796 Mattawa Avenue. The applicant is also proposing to utilize the City of Mississauga's G1-G2 zoned lands (east of the subject property, also known as 0 Mattawa Avenue) for an off-site aisle and turning radii for the parking spaces at the rear of the building.

Staff contacted the applicant's agent on Friday, June 3<sup>rd</sup> for additional information as the site plan that was submitted was unclear. Staff received a revised site plan and determined that the proposal will generate a parking deficiency of 53% (25 parking spaces) on-site. Staff note that 22 parking spaces will continue to be provided on 1796 Mattawa Avenue.

Staff note discrepancies in the submitted documents. The site plan states that 46 parking spaces are required on-site, meanwhile, both Municipal Parking and Zoning staff confirmed that 47 parking spaces are required on-site. Additionally, the existing 22 parking spaces combined with the proposed 24 parking spaces do not meet the parking space requirement for the site (46 parking spaces are proposed on-site versus 47 being required).

An Off-Site Shared Parking Agreement with the Hydro One Corridor and City's open space lands has not yet been executed.

Staff recommend deferral of the application. There are discrepancies between the site plan and the cover letter where the application identified the required sum of parking spaces inaccurately. Staff request that the agent revise these accordingly to represent the actual sums. Staff advise that a satisfactory Parking Utilization Study is also required to be submitted. The consultant should confirm the survey methodology with staff prior to conducting parking surveys. Details can also be found in the City's Parking Terms of Reference. An executed agreement for off-site parking at the Hydro One Corridor and the G1-G2 City zoned lands should be submitted to the satisfaction of the Municipal Parking, Transportation & Works Department.



Variance #4 proposes to permit a Motor Vehicle Body Repair Facility & Motor Vehicle Sales, Leasing and/or Rental Facility – Restricted use within Unit 3 of the subject property. 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 note that vehicle sales and rentals are permitted within the E2 zone, however it is limited to commercial vehicles and not regular cars. This is due to the commercial vehicles more appropriately serving surrounding businesses and the intensity of the use when selling, renting, and repairing those types of commercial motor vehicles. The intent and purpose of the zoning by-law is not maintained by permitting uses not contemplated by the zone category and in accordance with an entirely different zoning framework. Staff are of the opinion that the variance requested does not represent appropriate development of the subject lands. Furthermore, the variance cannot be considered minor in nature and will likely have undue impacts on abutting properties.

Planning staff echo municipal parking staff's concerns. Furthermore, according to Transportation and Works staff, the applicant still requires a license agreement for 0 Mattawa Avenue. Planning staff are also unable to support Variance #4 as it does not meet the general intent and purpose of the zoning by-law or official plan. The proposed use does not represent appropriate development of the subject lands and cannot be considered minor. Due to these concerns, staff is of the opinion that consideration of this application is premature and that the proposed use is inappropriate. As such, staff recommends that the application be refused.

Comments prepared by: Connor Di Pietro, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

This minor variance cannot move forward until such time that the License Agreement as asked for through Minor Variance A-288/22 has been further processed. We have been advised by the City's Realty Services Section that the applicant has requested a License Agreement but the request has not been fully reviewed by all internal staff and the City has not taken a position on the request.

In view of the above, we would request that this Minor Variance application be deferred until such time that it is determined that the City would permit the encroachment in the City lands by way of a Licence Agreement.

Comments Prepared by: John Salvino, Development Engineering Technologist

### Appendix 2 – Zoning Comments

The Building Department is currently processing Certificates of Occupancy and a Building Permit under files C18-4256, C21-7116, C21-7117 & BP3 ALT 19-4802. 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: Brian Bonner, Supervisor

### Appendix 3 – Parks, Forestry & Environment

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

The lands to the rear of the property are City owned lands, identified as Etobicoke Valley (P-238) and within Significant Natural Area, zoned G1 and G2 that are also classified as a naturally significant area within the City's Natural Heritage System. Section 6.3.24 of the Mississauga Official Plan states that the Natural Heritage System will be protected, enhanced, restored and expanded through the following measures:

- a) ensuring that development in or adjacent to the Natural Heritage System protects and maintains the natural heritage features and their ecological

- functions through such means as tree preservation, appropriate location of building envelopes, grading, landscaping...;
- b) placing those areas identified for protection, enhancement, restoration and expansion in public ownership, where feasible.

Should the application be approved, Community Services provides the following notes:

1. Construction access from the adjacent park/greenlands is not permitted.
2. Stockpiling of construction materials and encroachment in the adjacent park/greenlands is not permitted.
3. If access is required to City owned lands, a Consent to Enter Agreement will be required.

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

#### **Appendix 4 – Metrolinx Comments**

Metrolinx is in receipt of the minor variance application for 1796 Mattawa Avenue to permit relief from parking requirements and to permit a motor body repair facility & motor vehicle sales, leasing and/or rental facility. Metrolinx's comments on the subject application are noted below:

- The subject property is located within 300 meters of CP Rail's Galt Subdivision which carries Metrolinx's Milton GO Train service.
- The Proponent is advised that the development lands, 1796 Mattawa Avenue, are located within Metrolinx's 300 metres railway corridor zone of influence and as such is advised that Metrolinx and its assigns and successors in interest has or have a right-of-way within 300 metres from the development lands. The Applicant is further advised that there may be alterations to or expansions of the rail facilities on such right-of-way in the future including the possibility that Metrolinx or any railway entering into an agreement with Metrolinx to use the right-of-way or their assigns or successors as aforesaid may expand their operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s). Metrolinx will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid right-of-way.

Comments Prepared by: Harrison Rong, Project Coordinator



## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A71.21  
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 7654 Redstone Road, zoned R3-69 - 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 on the subject property proposing:

1. A lot coverage of 35.12% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% of the lot area in this instance; and
2. A gross floor area of 339.59sq.m (approx. 3,655.32sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 266.55sq.m (approx. 2,869.12sq.ft) in this instance.

The Committee has set **Thursday, June 23, 2022 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.

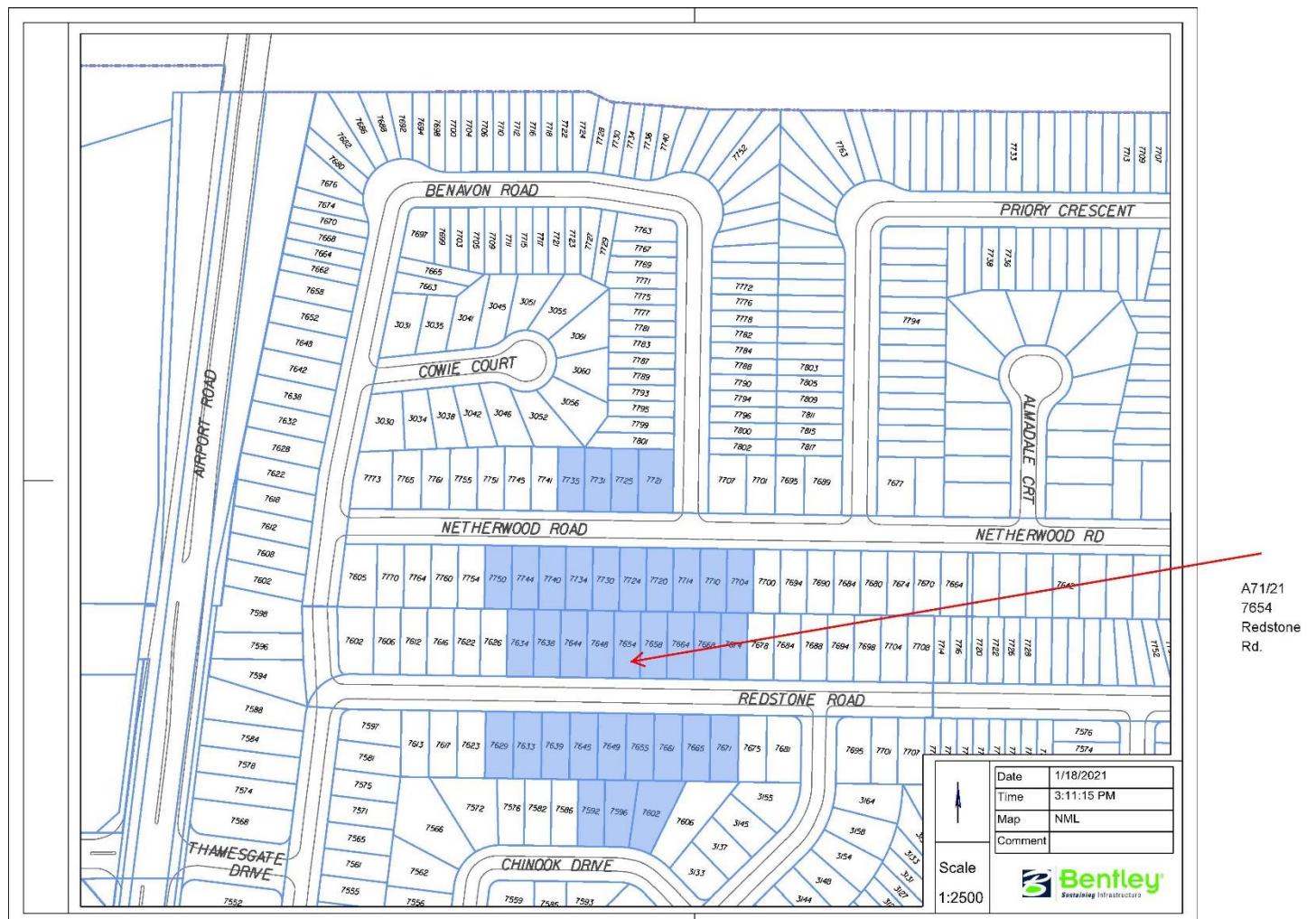


**To participate by telephone:** To register, please call 905-615-3200 x 2408 no later than 4:30pm the Friday prior to the hearing. You must provide your name, phone number, and application you wish to speak to. Committee staff will provide you with further details prior to the start of the hearing.

### Legal notice:

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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: 2022-06-15	File(s): A71.21 Ward: 5
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2022-06-23 1:00:00 PM

## Consolidated Recommendation

The City recommends that the application be deferred to permit the Applicant the opportunity to redesign the dwelling.

## Application Details

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

1. A lot coverage of 35.12% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% of the lot area in this instance; and
2. A gross floor area of 339.59sq.m (approx. 3,655.32sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 266.55sq.m (approx. 2,869.12sq.ft) in this instance.

## Background

**Property Address:** 7654 Redstone Road

### Mississauga Official Plan

Character Area: Malton Neighbourhood  
Designation: Residential Low Density II

### Zoning By-law 0225-2007

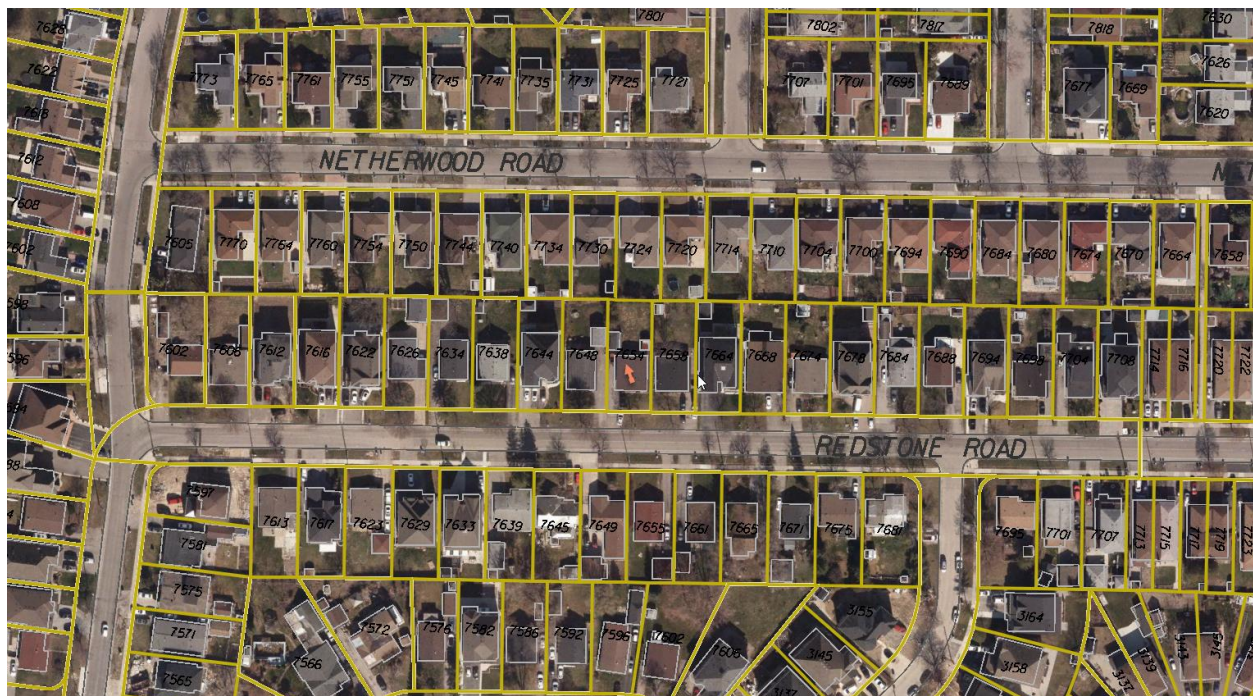
**Zoning:** R3-69 - Residential

**Other Applications:** PREAPP 18-95

### Site and Area Context

The property is located north-east of the Airport Rd and Thamesgate Dr. intersection. It is an interior parcel, with a lot area of approximately +/- 582.77m<sup>2</sup> and a lot frontage of approximately +/- 15.24m (50ft). The property currently houses a single storey detached dwelling with minimal vegetation and landscaping elements within the front and rear yards. Contextually, the surrounding neighbourhood consists of newer two-storey detached dwellings mixed with post-war, single storey detached homes. Within the immediate area properties possess lot frontages of +/- 15.0m (49.2ft), with matured vegetation scattered throughout and minimal landscape elements within the front yards.

The applicant is proposing a new two storey dwelling that requires variances for gross floor area and lot coverage.



## Comments

### Planning

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

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

The subject property is located in the Malton Neighbourhood Character Area and is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan. The designation permits detached, semi-detached and duplex dwellings. Section 9 of the 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.

Arising from public input expressed through the 'My Malton' Community Visioning exercise undertaken in 2015, the City completed the Malton Infill Housing Study. This study resulted in Council's adoption of zoning regulations principally aimed at regulating the massing of dwellings in a manner that is sensitive to the surrounding context. The intent of the policies are to limit the overall massing of these dwellings and maintain compatibility between the existing and planned character of the neighbourhood. The application proposes an increase in lot coverage that is not consistent with the neighbourhood and does not maintain the intent of the infill regulations. Furthermore, while the proposed gross floor area appears to be in line with the surrounding context, the proposal contains a significant open to below area which adds to the massing of the structure and is not included in the gross floor area calculation. This will create a dwelling with significant massing and impacts that will negatively influence the neighbourhood's character. As such, staff are of the opinion that the design is not compatible with the existing and planned development of the neighbourhood and recommend that the application be deferred for redesign.

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 new dwelling will be addressed through the Building Permit process.

Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

### Appendix 2 – Zoning Comments

The Building Department has processed a Preliminary Zoning Review application under file PREAPP 18-95. 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: Tage Crooks, Zoning Examiner



## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A86.22  
Ward: 7

### 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 1459 Credit Woodlands Court, zoned RM5-2 - 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 an existing rear yard deck and front yard canopy with:

1. A front yard setback of 2.63m (approx. 8.63ft) to the stairs of the front porch whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 2.90m (approx. 9.51ft) in this instance;
2. A side yard setback of 0.61m (approx. 2.00ft) to the front porch whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 1.50m (approx. 4.92ft) in this instance;
3. A side yard setback of 0.48m (approx. 1.57ft) to the front porch eaves whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 1.05m (approx. 3.44ft) in this instance;
4. A driveway width of 6.44m (approx. 21.13ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 5.20m (approx. 17.06ft) in this instance;
5. A side yard setback of 0.0m to the driveway whereas By-law 0225-2007, as amended, requires a minimum setback of 0.6m (approx. 2.0ft) to a driveway in this instance;
6. A side yard setback (northerly) of 0.54m (approx. 1.77ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 1.50m (approx. 4.92ft) in this instance;
7. A side yard setback (southerly) of 0.55m (approx. 1.80ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 1.50m (approx. 4.92ft) in this instance;
8. A side yard setback (northerly) of 0.0m to the rear hard landscaping surface whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 0.61m (approx. 2.00ft) in this instance; and,
9. A side yard setback (southerly) of 0.0m to the rear hard landscaping surface whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 0.61m (approx. 2.00ft) in this instance.

The Committee has set **Thursday, June 23, 2022 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: 2022-06-15	File(s): A86.22
To: Committee of Adjustment	Ward: 7
From: Committee of Adjustment Coordinator	Meeting date:2022-06-23 1:00:00 PM

## Consolidated Recommendation

The City has no objections to the application, as amended.

## Application Details

The applicant requests the Committee to approve a minor variance to allow an existing rear yard deck and front yard canopy with:

1. A front yard setback of 2.63m (approx. 8.63ft) to the stairs of the front porch whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 2.90m (approx. 9.51ft) in this instance;
2. A side yard setback of 0.61m (approx. 2.00ft) to the front porch whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 1.50m (approx. 4.92ft) in this instance;
3. A side yard setback of 0.48m (approx. 1.57ft) to the front porch eaves whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 1.05m (approx. 3.44ft) in this instance;
4. A driveway width of 6.44m (approx. 21.13ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 5.20m (approx. 17.06ft) in this instance;
5. A side yard setback of 0.0m to the driveway whereas By-law 0225-2007, as amended, requires a minimum setback of 0.6m (approx. 2.0ft) to a driveway in this instance;
6. A side yard setback (northerly) of 0.54m (approx. 1.77ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 1.50m (approx. 4.92ft) in this instance;
7. A side yard setback (southerly) of 0.55m (approx. 1.80ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 1.50m (approx. 4.92ft) in this instance;
8. A side yard setback (northerly) of 0.0m to the rear hard landscaping surface whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 0.61m (approx. 2.00ft) in this instance; and,
9. A side yard setback (southerly) of 0.0m to the rear hard landscaping surface whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 0.61m (approx. 2.00ft) in this instance.



## Amendments

Based on review of the information currently available in this permit application, we advise that the scope of work and variances 2, 3, 5, 6 & 7 should be amended as follows:

The applicant requests the Committee to approve a minor variance to **permit the existing front yard porch and existing rear yard balcony to remain** proposing:

2. A **northerly** side yard of 0.61m measured to the front porch; whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.50m measured to a front porch in this instance.
3. A **northerly** side yard of 0.48m measured to the eaves of the front porch; whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.05m measured to the eaves of a front porch in this instance.
5. A **southerly** side yard of 0.0m measured to the driveway; whereas By-law 0225-2007, as amended, requires a minimum side yard of 0.6m measured to a driveway in this instance;
6. A northerly side yard of 0.54m **measured to the rear balcony**; whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.5m measured to a balcony in this instance;
7. A southerly side yard of 0.55m **measured to the rear balcony**; whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.5m measured to a balcony in this instance;

## Background

**Property Address:** 1459 Credit Woodlands Court

### Mississauga Official Plan

Character Area: Erindale Neighbourhood  
Designation: Residential Medium Density

### Zoning By-law 0225-2007

**Zoning:** RM5-2 - Residential

**Other Applications:** BP 9ALT 21-7016

### Site and Area Context

The subject property is located south-west of the Dundas Street West and Credit Woodlands Court intersection in the Erindale neighbourhood. Currently the lot contains a 3-storey detached dwelling with an attached garage. It has a lot area of 211.15m<sup>2</sup> (2,272.80ft<sup>2</sup>) and backs onto Dundas Street West. Limited landscaping and vegetative elements are present in both the front and rear yards. The surrounding area context is predominantly residential, consisting of detached and townhouse dwellings on lots of various sizes. A place of religious assembly is present on the north side of Dundas Street West, directly across from the subject property. There is a significant amount of greenspace in the vicinity as well.

The applicant is seeking to permit the existing rear balcony, front porch and driveway to remain thereby requiring variances for side and rear yard setbacks.

"[Enter air photo]"

## 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 Erindale Neighbourhood Character Area and is designated Residential Medium Density 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. Staff note that this block contains multiple instances of large second storey rear balconies and sizable covered front porches. Widened and attached driveways are also common along the streetscape. The applicant has revised the proposal to eliminate staff's concerns and staff are now satisfied that the application maintains 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 proposes a reduction in the front yard measured to the front porch. The intent of a front yard setback is to ensure that a consistent character is maintained along the streetscape and that a sufficient front yard space is incorporated into the design of neighbourhoods. Planning staff are satisfied that the proposed reduction is minor and maintains the character of porches in the surrounding context.

Variances 2 and 3 propose a reduction in the side yard setbacks measured to the front porch and its eaves, and variances 6 and 7 propose a reduction in the side yard setbacks measured to the balcony. The general intent of side yard regulations in the by-law is to ensure that: an adequate buffer exists between the massing of primary structures on adjoining properties, appropriate drainage can be provided, and that access to the rear yard ultimately remains unencumbered. Staff note that the rear balcony is not covered and that the porch is in line with abutting properties, and therefore impacts of massing are limited. Furthermore rear yard access remains unencumbered as the balcony and veranda are in line with the existing side walls of the dwelling. Rear balconies similar to the proposal are common in the surrounding area and will not create additional privacy issues over as of right conditions. Finally, Planning staff note that the Transportation & Works Department has reviewed the application and does not have any concerns regarding drainage surrounding these variances.

Variances 4 and 5 relate to the existing driveway on the subject property and request an increase in width and a decrease in setback from the southerly side lot line. The intent of driveway width regulations is to permit a driveway large enough to suitably accommodate the required number of parking spaces for a dwelling, with the remainder of lands being soft landscaping. The intent of driveway setback regulations is to ensure a visual separation between properties, and to allow for appropriate drainage patterns. Staff note that the southerly setback results in an attached driveway with the neighbouring property at 1461, and that attached driveways are characteristic of the area. Regarding the driveway width, staff note that potential driveway and walkway configurations are limited due to the existing conditions in the front yard, and that a driveway that conformed to the provisions of the by-law would result in a substantially similar amount of hard surface on the property.

Variances 9 and 10 relate to hardscaping in the rear yard. The intent of hardscaping setback regulations is to ensure that appropriate drainage patterns can be maintained. Staff note that the hardscaping does not extend the entire length of the rear yard and that Transportation and Works staff have raised no drainage concerns surrounding these variances.

Given the above Planning staff are satisfied that the general intent and purpose of the zoning by-law are maintained.

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

Planning staff are of the opinion that the revised proposal will have only minor impacts to the streetscape and surrounding properties. Furthermore the proposed development is appropriate for the subject property.

Comments Prepared by: Alexander Davies, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

From our initial site inspection of this property we observed no drainage related concerns with the rear deck and front canopy.

With regards to variance's pertaining to the driveway width, we note that this area is to 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 currently processing a building permit under file BP 9ALT 21-7016. Based on review of the information currently available in this permit application, we advise that the scope of work and variances 2, 3, 5, 6 & 7 should be amended as follows:

The applicant requests the Committee to approve a minor variance to **permit the existing front yard porch and existing rear yard balcony to remain** proposing:

2. A **northerly** side yard of 0.61m measured to the front porch; whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.50m measured to a front porch in this instance.
3. A **northerly** side yard of 0.48m measured to the eaves of the front porch; whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.05m measured to the eaves of a front porch in this instance.
5. A **southerly** side yard of 0.0m measured to the driveway; whereas By-law 0225-2007, as amended, requires a minimum side yard of 0.6m measured to a driveway in this instance;
6. A northerly side yard of 0.54m **measured to the rear balcony**; whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.5m measured to a balcony in this instance;
7. A southerly side yard of 0.55m **measured to the rear balcony**; whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.5m measured to a balcony in this instance;

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



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

Comments Prepared by: Brian Bonner, Supervisor



## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A96.22  
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 18 Sora Drive, zoned R2-50 - 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 325.90sq.m (approx. 3,507.96sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 283.18sq.m (approx. 3,054.91sq.ft) in this instance;
2. A lot coverage of 34.50% (approx. 230.70sq.m or 2,483.23sq.ft) whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25.00% (approx. 167.26sq.m or 1,800.37sq.ft) in this instance; and,
3. An eaves height of 6.97m (approx. 22.87ft) whereas By-law 0225-2007, as amended, permits a maximum eaves height of 6.40m (approx. 21.00ft) in this instance.

The Committee has set **Thursday, June 23, 2022 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

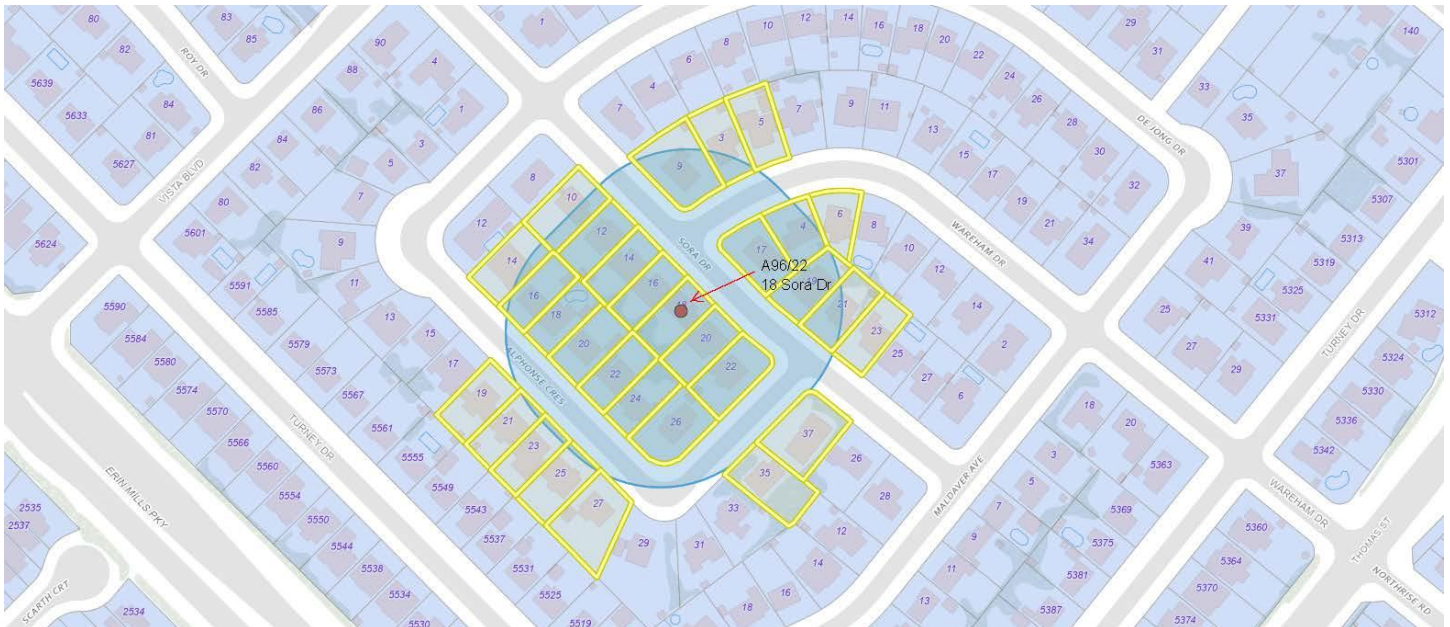
you wish to show the Committee during your presentation must be provided as an attachment to the email. Links to cloud services will not be accepted.

**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: 2022-06-15	File(s): A96.22 Ward: 11
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2022-06-23 1:00:00 PM

## Consolidated Recommendation

The City has no objections to the application. 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 the construction of a new dwelling proposing:

1. A gross floor area of 325.90sq.m (approx. 3,507.96sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 283.18sq.m (approx. 3,054.91sq.ft) in this instance;
2. A lot coverage of 34.50% (approx. 230.70sq.m or 2,483.23sq.ft) whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25.00% (approx. 167.26sq.m or 1,800.37sq.ft) in this instance; and,
3. An eaves height of 6.97m (approx. 22.87ft) whereas By-law 0225-2007, as amended, permits a maximum eaves height of 6.40m (approx. 21.00ft) in this instance.

## Background

**Property Address:** 18 Sora Drive

### Mississauga Official Plan

Character Area: Streetsville Neighbourhood  
Designation: Residential Low Density I

### Zoning By-law 0225-2007

**Zoning:** R2-50 - Residential



**Other Applications:** None

## Site and Area Context

The property is located north-east of the Erin Mills Parkway and Thomas Street intersection and currently houses a single-storey detached dwelling. Contextually, the surrounding neighbourhood consists exclusively of detached dwellings. While new construction is present, it is not prevalent in this neighbourhood. The subject property is an interior parcel with a lot area of approximately +/- 668.5m<sup>2</sup> (7,195.7ft<sup>2</sup>) and a lot frontage of approximately +/- 18.29m (60.01ft). Properties in the immediate area are of similar sizes with moderate vegetative / natural landscaped elements within the front yards.

The applicant is proposing a new dwelling requiring variances for gross floor area, lot coverage, and height measured to the eaves.



## 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 Streetsville Neighbourhood Character Area and is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits only detached dwellings in this instance. 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 has worked with staff to amend the proposal and staff are now satisfied that the proposed dwelling is compatible with the surrounding context and is appropriate given site conditions. Staff are therefore of the opinion 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?**

Variance 1 requests an increase in gross floor area. The intent in restricting gross floor area is to maintain compatibility between existing and new dwellings by ensuring the existing and planned character of the neighbourhood is preserved. While the proposal represents an increase to the permissions of the by-law, staff are satisfied that the revised proposal appropriately balances the existing built form and character of the neighbourhood. The design of the proposed dwelling utilizes a broken up front wall through the use of step backs and materials which limits the impact of the visual massing, while maintaining front and rear setbacks that do not significantly vary from adjacent dwellings.

Variance 2 requests an increase in lot coverage. The intent in restricting lot coverage is to ensure that there isn't an overdevelopment of the lot which would impact the streetscape as well as abutting properties. Staff are satisfied that the proposal does not represent an overdevelopment of the subject property and is generally in line with both original and newer dwellings in the area.

Variance 3 relates to the height of the eaves. Staff note a discrepancy between the circulated notice and the drawings, and it is staff's understanding that the applicant is proposing an eave height of 6.79m (approx. 22.28ft). The intent of restricting height to the eaves is to lessen the visual massing of the dwelling by bringing the edge of the roof closer to the ground. This keeps the height of the dwelling within human scale. The proposal requests a minor increase in eave height that does not have a significant impact on the massing of the dwelling. Furthermore staff note that an overall height variance has not been requested, which helps keep the massing within an appropriate scale.

Given the above, it is the opinion of Planning staff that the application maintains 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?**

Upon review of the application staff are satisfied that the proposal represents appropriate development of the subject lands. The variances, both individually and cumulatively, are minor in

City Department and Agency Comments	File:A96.22	2022/06/15	4
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nature and will not create any undue impacts to adjoining properties or the planned or existing character of the area.

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 new dwelling will be addressed through the Building Permit process.

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.

We note that a Building Permit is 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: Tage Crooks, Zoning Examiner