
Committee of Adjustment

Date: June 15, 2023
Time: 1:00 PM
Location: Council Chambers, Civic Centre, 2nd Floor
300 City Centre Drive, Mississauga, Ontario, L5B 3C1
And Online Video Conference

Members

Sebastian Patrizio (Chair)
John Page
Wajeeha Shahrukh
George Carlson
Timothy Rowan
Ken Ellis
Janice Robinson

Contacts

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Taranjeet Uppal, Committee of Adjustment Coordinator, Legislative Services
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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

-
1. CALL TO ORDER
 2. DECLARATION OF CONFLICT OF INTEREST
 3. DEFERRALS OR WITHDRAWALS
 4. MATTERS TO BE CONSIDERED
 - 4.1 A433.22
4250 Angeloni Drive (Ward 4)
 - 4.2 A144.23
513 Ferncrest Way (Ward 11)
 - 4.3 A145.23
519 Ferncrest Way (Ward 11)
 - 4.4 A146.23
525 Ferncrest Way (Ward 11)
 - 4.5 A147.23
537 Ferncrest Way (Ward 11)
 - 4.6 A148.23
543 Ferncrest Way (Ward 11)
 - 4.7 A149.23
0 McLaughlin Road (Ward 11)
 - 4.8 A161.23
1393 Brackencrest Road (Ward 1)
 - 4.9 A165.23
146 Consulate Road (Ward 7)
 - 4.10 A167.23, A168.23
1035 Caven St (Ward 1)
 - 4.11 A179.23
5608 Cosmic Cres (Ward 5)
 - 4.12 A180.23
2351 Robin Dr (Ward 8)

- 4.13 A181.23
 1036 Lakeshore Road East (Ward 1)
- 4.14 A182.23
 22 Sora Drive (Ward 11)
- 4.15 A672.22
 2453 Bonner Rd (Ward 2)
- 5. OTHER BUSINESS
- 6. ADJOURNMENT



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A433.22
Ward: 4

In Person and Virtual Public Hearing

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 4250 Angeloni Drive, zoned R5-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 driveway width proposing:

1. A driveway setback from the side lot line of 0m whereas By-law 0225-2007, as amended, requires a minimum driveway setback from the side lot line of 0.6m (approx. 1.9ft) in this instance; and,
2. A driveway width of 7.7m (approx. 25.3ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6m (approx. 19.6ft) in this instance.

The Committee has set **Thursday, June 15, 2023 at 1:00 PM** for the public hearing on this matter. The hearing will begin promptly at the noted start time and all items on the agenda will be heard in the order shown.

In Person Hearing:

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 2. Bring your presentation material in paper copy or on your laptop or tablet so it can be projected using our Document Camera.

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How to submit a written comment:

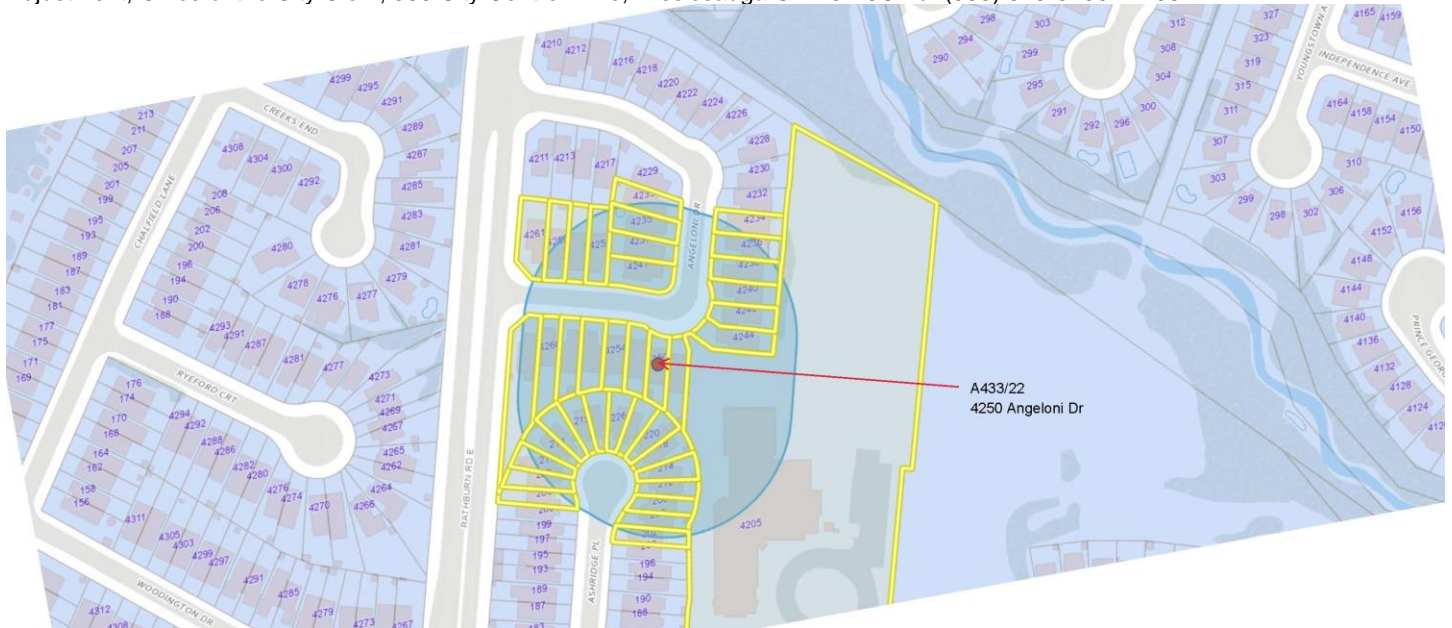
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Additional Information:

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- You can review city staff and agency comments one week before the hearing at the following link: <http://www.mississauga.ca/portal/cityhall/calendar>.
- If you wish to be notified of the decision of the Committee, you must submit a written request to committee.adjustment@mississauga.ca. This will also entitle you to be advised of an appeal to the Ontario Land Tribunal.

Legal notice:

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.M.56, 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.M.56, 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.



New! Committee of Adjustment Appeal Process

The Province of Ontario recently passed a major housing bill – Bill 23, the More Homes Built Faster Act, 2022 – which has implications for how planning works in the City of Mississauga. One of the changes limits who is allowed to appeal decisions made by the Committee of Adjustment.

What's Changed?

The new legislation limits who is permitted to appeal decisions of the Committee of Adjustment to the Ontario Land Tribunal (OLT). Going forward, only the applicant, the municipality, certain public bodies and the Minister can appeal a decision to the OLT. Individuals are no longer permitted to do so.

That being said, individuals still have an opportunity to participate in the decision-making process by:

1. Making written or oral submissions to the Committee of Adjustment before it makes a decision. Your feedback helps ensure that the Committee of Adjustment is making its decisions in the public interest according to good planning principles.
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More information about the Committee of Adjustment is available on the City's website:

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City of Mississauga Department Comments

Date Finalized: 2023-06-07	File(s): A433.22
To: Committee of Adjustment	Ward: 4
From: Committee of Adjustment Coordinator	Meeting date:2023-06-15 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 an existing driveway width proposing:

1. A driveway setback from the side lot line of 0m whereas By-law 0225-2007, as amended, requires a minimum driveway setback from the side lot line of 0.6m (approx. 1.9ft) in this instance; and,
2. A driveway width of 7.7m (approx. 25.3ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6m (approx. 19.6ft) in this instance.

Background

Property Address: 4250 Angeloni Drive

Mississauga Official Plan

Character Area: Rathwood Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

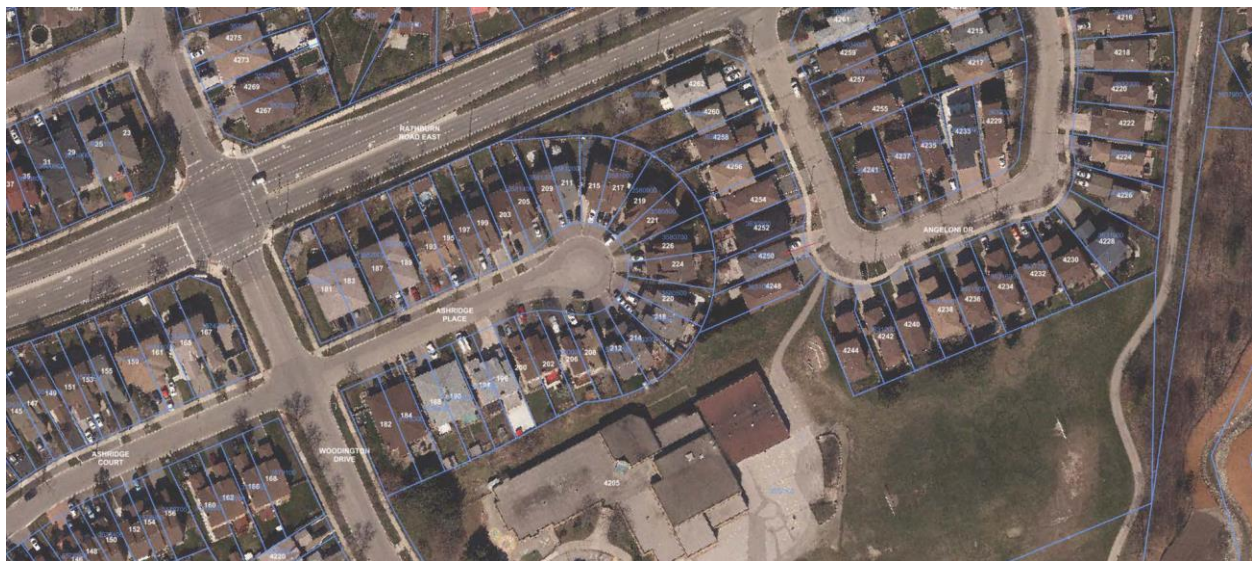
Zoning: R5-Residential

Other Applications: None

Site and Area Context

The subject property is located south-west of the Rathburn Road East and Central Parkway East intersection in the Rathwood neighbourhood. It currently contains a detached dwelling with an attached garage. Limited landscaping and vegetative elements are present in the front yard. The property has a lot frontage of +/- 9.7m (+/- 31.8 ft), characteristic of other lots along Angeloni Drive. The surrounding context is predominantly residential, consisting of a mix of detached and semi-detached dwellings.

The applicant is proposing to legalize the existing driveway requiring variances for driveway width and driveway setback.



Comments

Planning

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

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

The subject property is located in the East Credit Neighbourhood Character Area and is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP). Section 9.1 of the MOP states that driveway widths and associated setbacks should respect the identity and character of the surrounding context.

Variance 1 proposes a reduced setback to the driveway and variance 2 relates to the driveway width. The intent of the driveway width regulations in the by-law are to permit a driveway that can accommodate the required parking, with the remainder of the front yard being soft

landscaped area. The intent of the driveway setback regulation is to ensure appropriate drainage can be maintained and a visual separation of properties is provided. Planning staff are of the opinion that a complete elimination of the setback requirement does not provide a visual separation or allow for appropriate site drainage. Furthermore the subject property's driveway represents a significant amount of hardscaping which presents a significant impact to the streetscape and is out of character with the surrounding context.

Staff are of the opinion that, as currently proposed, the driveway does not meet the general intent or purpose of the zoning by-law and is not minor in nature. Staff therefore recommend that the application be deferred to allow the applicant to reduce the size of the driveway.

Comments Prepared by: Shivani Chopra, Planner in Training

Appendices

Appendix 1 – Transportation and Works Comments

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





Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

In the absence of a Development application we are unable to confirm the accuracy of the information provided, or determine whether additional variance(s) may be required. It should be noted that a zoning review has NOT been completed. The applicant is advised that should they choose to proceed without zoning verification, a full zoning review may result in further variances being required in the future.

For scope of work that does not require Site Plan Approval/Building Permit/Zoning Certificate of Occupancy Permit, the applicant may consider applying for a Preliminary Zoning Review application. A detailed site plan drawing and architectural plans are required for a detailed zoning review to be completed. A minimum of 6-8 weeks is required depending on the complexity of the proposal and the quality of information submitted.

Comments Prepared by: Brooke Herczeg, Zoning Examiner

Appendix 3 – Region of Peel

We have no comments or objections

Comments Prepared by: Patrycia Menko, Junior Planner



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

Files: A144-149.23

Ward: 11

In Person and Virtual Public Hearing

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2. A rear yard setback of 6.93m (approx. 22.74ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback of 7.50m (approx. 24.61ft) in this instance; and,
3. A setback of eaves from the rear lot line of 6.60m (approx. 21.65ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 7.05m (approx. 23.13ft) in this instance.

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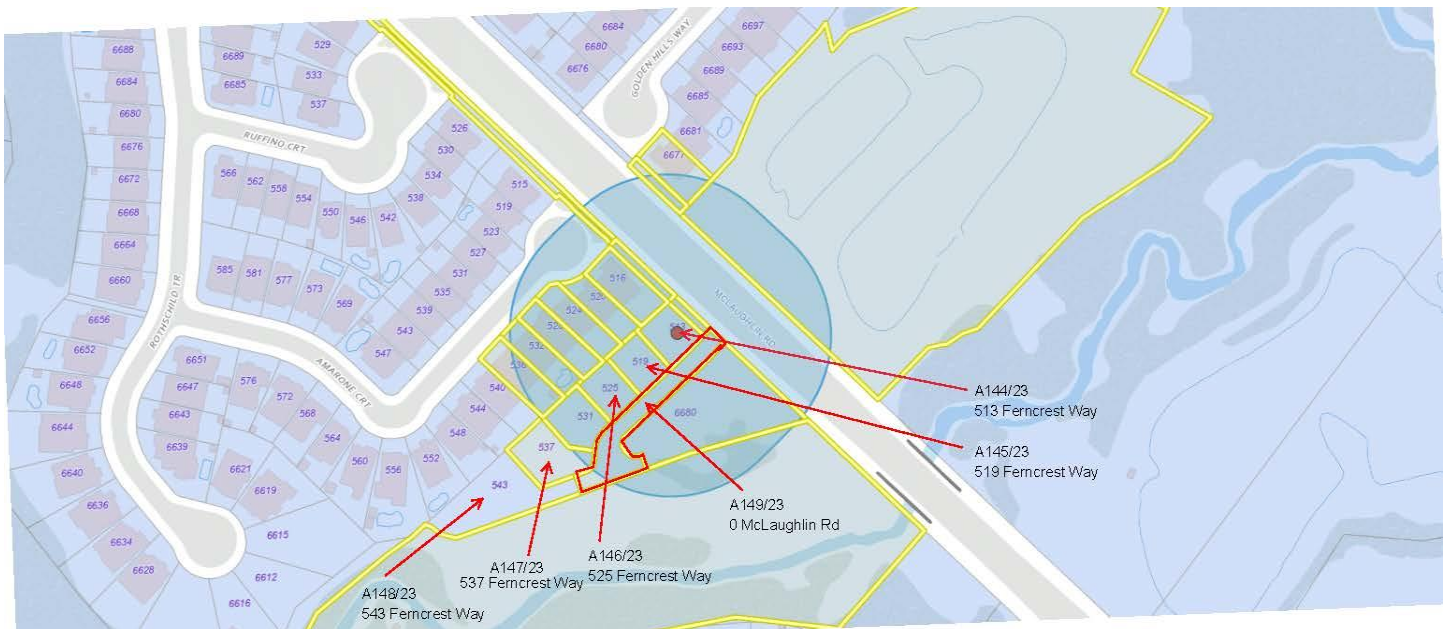
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City of Mississauga Department Comments

Date Finalized: 2023-06-07	File(s): A144.23 Ward: 11
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2023-06-15 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 setback of the garage face to the common element condominium road/sidewalk of 5.20m (approx. 17.06ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 6.00m (approx. 19.69ft) in this instance;
2. A rear yard setback of 6.93m (approx. 22.74ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback of 7.50m (approx. 24.61ft) in this instance; and,
3. A setback of eaves from the rear lot line of 6.60m (approx. 21.65ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 7.05m (approx. 23.13ft) in this instance.

Background

Property Address: 513 Ferncrest Way

Mississauga Official Plan

Character Area: Meadowvale Village NHD
Designation: Res Low Density II

Zoning By-law 0225-2007

Zoning: R16-2 - Residential

Other Applications: A145.23, A146.23, A147.23, A148.23, A149.2**Site and Area Context**

The subject property is located south-west of the McLaughlin Road and Rothschild Trail intersection in the Meadowvale Village neighbourhood. The property has a lot area of +/- 502.71 m² (+/- 5411.12 ft²), with a lot frontage of +/- 22.04 m (+/- 72.30 ft). The lot is currently vacant. The surrounding area context is predominantly residential, consisting of detached dwellings on similarly sized lots. The property is in close vicinity of publically and privately owned open spaces on the south and east side. Limited landscaping and vegetative elements are present on the subject property.

The applicant is proposing a new dwelling requiring variances for setbacks for the garage, rear yard, and 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 Meadowvale Village Neighbourhood Character Area and is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits varying built forms, including detached dwellings, semi-detached dwellings, duplex dwellings, triplexes, street townhouses, and other forms of low-rise dwellings with individual frontages. Section 9 of MOP promotes development with appropriate urban form and site design, regulating that such development is compatible with the existing site conditions, the surrounding context, and the landscape of the character area. The proposal maintains the residential character of the lot and surrounding area, and therefore 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?

Variance 1 requests a setback of the garage face to the common element condominium road/sidewalk. The proposed setback represents a minor change from the permissions of the by-law. Staff are satisfied that the proposed variance meets the standard parking depth of 5.2m allowing for parking in front of the garage, and a consistent character proposed for the development and neighbouring streetscapes. Furthermore, the reduced setback will provide a sufficient front yard amenity area consistent with homes in the surrounding neighbourhoods.

Variances 2 & 3 request reduced rear yards measured to both the wall and the eaves. The intent of a rear yard setback is to ensure an adequate buffer between the massing of primary structures on adjoining properties, as well as to create an appropriate amenity area within the rear yard. Planning staff are satisfied that an appropriate buffer and rear yard amenity area are maintained in this instance.

Given the above, Planning staff are satisfied 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 variances are minor in nature. The proposal will have no impacts to the streetscape or the abutting property and represents appropriate development of the subject property.

Comments Prepared by: Shivani Chopra, Planner in Training

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 Building Permit process.

Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

We note that a Building Permit is required. In the absence of a Building Permit we are unable to confirm the accuracy of the information provided, or determine whether additional variance(s) may be required. It should be noted that a zoning review has NOT been completed.

The applicant is advised that should they choose to proceed without zoning verification, a full zoning review may result in further variances being required in the future.

Comments Prepared by: Brooke Herczeg, Zoning Examiner

Appendix 3 – CVC

Re: CVC File No. A 23/144-149

Municipality File No. A 144-149/23

Fuad Mashal

129 Fairview Road West

City of Mississauga

Credit Valley Conservation (CVC) staff have reviewed the subject applications and offer comments based on the following roles and responsibilities:

1. Delegated Responsibilities – providing comments representing the provincial interest regarding natural hazards (except forest fires) as identified in Section 3.1 of the *Provincial Policy Statement (2020)*;
2. Regulatory Responsibilities – providing comments to ensure the coordination of requirements under the *Conservation Authorities Act Section 28 regulation*, to eliminate unnecessary delay or duplication in process;
3. Source Protection Agency – providing advisory comments to assist with the implementation of the *CTC Source Protection Plan* under the *Clean Water Act*, as applicable.

SITE CHARACTERISTICS:

Based on our mapping, the subject properties are regulated for floodplain and slope hazard associated with Fletcher's Creek. It is the policy of CVC and the Province of Ontario to conserve and protect the significant physical, hydrological and biological features associated with the

functions of the above noted characteristics and to recommend that no development be permitted which would adversely affect the natural features or ecological functions of these areas.

ONTARIO REGULATION 160/06:

The properties are subject to the Development, Interference with Wetlands, and Alterations to Shorelines & Watercourses Regulation (Ontario Regulation 160/06). This regulation prohibits altering a watercourse, wetland or shoreline and prohibits development in areas adjacent to the Lake Ontario shoreline, river and stream valleys, hazardous lands and wetlands, without the prior written approval of CVC (i.e. the issuance of a permit).

Proposals:

A 23/144

It is our understanding that the property owner of 513 Ferncrest Way, zoned R16-2 - Residential, has applied for minor variances 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 setback of the garage face to the common element condominium road/sidewalk of 5.20m (approx. 17.06ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 6.00m (approx. 19.69ft) in this instance;
2. A rear yard setback of 6.93m (approx. 22.74ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback of 7.50m (approx. 24.61ft) in this instance; and,
3. A setback of eaves from the rear lot line of 6.60m (approx. 21.65ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 7.05m (approx. 23.13ft) in this instance.

A 23/145

It is our understanding that the property owner of 519 Ferncrest Way, zoned R16-2 - Residential, has applied for minor variances 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 setback of the garage face to the common element condominium road/sidewalk of 5.20m (approx. 17.06ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 6.00m (approx. 19.69ft) in this instance;
2. A rear yard setback of 6.95m (approx. 22.80ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback of 7.50m (approx. 24.61ft) in this instance;
3. A setback from the window well to the rear lot line of 6.35m (approx. 20.83ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 6.50m (approx. 21.33ft) in this instance; and,
4. A setback of eaves from the rear lot line of 6.60m (approx. 21.65ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 7.05m (approx. 23.13ft) in this instance.

A23/146

It is our understanding that the property owner of 525 Ferncrest Way, zoned R16-2 -Residential, has applied for minor variances 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 front yard setback to the landscape wall of 3.01m (approx. 9.88ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 4.50m (approx. 14.76ft) in this instance.

A 23/147

It is our understanding that the property owner of 537 Ferncrest Way, zoned R16-2 - Residential, has applied for minor variances 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 minimum lot frontage of 10.89m (approx. 35.73ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m (approx. 49.21ft) in this instance;
2. A front yard setback of 2.61m (approx. 8.56ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 4.50m (approx. 14.76ft) in this instance;
3. A setback of eaves to the front lot line of 1.86m (approx. 6.10ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 4.05m (approx. 13.29ft) in this instance;
4. A lot coverage of 35.82% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35% in this instance;
5. A driveway width of 5.88m (approx. 19.29ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 5.44m (approx. 17.85ft) in this instance.

A 23/148

The property owner of 543 Ferncrest Way, zoned R16-2 - Residential, has applied for minor variances 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 driveway width of 7.60m (approx. 24.94ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 4.48m (approx. 14.70ft) in this instance;
2. A setback of eaves to the interior side lot line of 1.05m (approx. 3.44ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 1.36m (approx. 4.46ft) in this instance;
3. A setback of a below grade deck to a G1 Zone of 1.92m (approx. 6.30ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 5.00m (approx. 16.40ft) in this instance;
4. A setback of a rear covered porch to a G1 Zone of 1.79m (approx. 5.87ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 5.00m (approx. 16.40ft) in this instance;
5. A setback of the dwelling to a G1 Zone of 2.12m (approx. 6.96ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 5.00m (approx. 16.40ft) in this instance;
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7. A setback of the front porch to a G1 Zone of 2.11m (approx. 6.92ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 5.00m (approx. 16.40ft) in this instance;
8. A setback of a driveway hammerhead from a G1 Zone of 1.07m (approx. 3.51ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 5.00m (approx. 16.40ft) in this instance;
9. A setback of a driveway from a G1 Zone of 2.17m (approx. 7.12ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 5.00m (approx. 16.40ft) in this instance;

10. A setback of a low stone landscape wall from a G1 Zone of 1.91m (approx. 6.27ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 5.00m (approx. 16.40ft) in this instance; and,

11. A setback of a built-in planter to a G1 Zone of 4.56m (approx. 14.96ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 5.00m (approx. 16.40ft) in this instance.

A23/149

The property owner of 0 McLaughlin Road, zoned R16-2 - Residential, has applied for minor variances under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow the construction of a common element road and common element sidewalk proposing:

1. A common element road width of 6.00m (approx. 19.69ft) whereas By-law 0225-2007, as amended, requires a minimum width of 7.00m (approx. 22.97ft) in this instance; and,
2. A common element sidewalk width of 1.20m (approx. 3.94ft) whereas By-law 0225-2007, as amended, requires a minimum width of 2.00m (approx. 6.56ft) in this instance.

Comments:

Based on the review of the information, CVC staff have **no concerns** and **no objection** to the approval of the requested minor variances by the Committee at this time. CVC staff have reviewed the proposed developments through Site Plan Approval (SP 18 38 W11) and Plan of Subdivision (T-M6005 W11).

Regarding file A 23/146 it is our understanding that there is no encroachment into the G1 Zone and as such we have no objection.

CVC permits are required for the developments as proposed. Upon approval of the Minor Variances, the applicant is to contact CVC to apply for permits.

Please circulate CVC any future correspondence regarding this application.

I trust that these comments are sufficient. Please do not hesitate to contact the undersigned at 905-670-1615 (ext. 268) should you have any further questions or concerns.

Comments Prepared by: Beata Pakulski, Planner

Appendix 4 – Region of Peel

Minor Variance: A-23-144M – A-23-148M – 513 to 543 Ferncrest Way

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 905.791.7800 x7973 or by email at siteplanservicing@peelregion.ca.
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals are required prior to the local municipality

issuing building permit. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at siteplanservicing@peelregion.ca.

Planning: Patrycia Menko (905) 791-7800 x3114

- The following applications fall within the regulated area of the Credit Valley Conservation Authority (CVC): A-23-144M, A-23-147M, A-23-148M, A-23-149M. We rely on the environmental expertise of the CVC for the review of development applications located within or adjacent to the regulated area in Peel and the impact of natural hazards on proposed development. We, therefore, request that City staff consider comments from the CVC and incorporate their requirements appropriately. Final approval of this application requires all environmental concerns to be addressed to the satisfaction of the CVC.
- Please also be advised that applications A-23-148M and A-23-149M are located within a Core Valley Corridor Area of the Greenlands System in Peel as identified under policy 2.14.5 of the Regional Official Plan (ROP). Development and site alteration are prohibited in Core Areas of the Greenlands System, with the exceptions of listed in 2.14.15, which are subject to policy 2.14.16. The applicant must ensure Core Areas are not damaged or destroyed. If the Core Area is intentionally damaged or destroyed, the Region or City will require replacement or restoration of the ecological features, functions and/or landforms as a condition of development approval (ROP 2.14.17).

Comments Prepared by: Patrycia Menko, Junior Planner



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

Files: A144-149.23

Ward: 11

In Person and Virtual Public Hearing

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 properties, or are the agent/interested party/owner of the properties for the application.

Details of the application and meeting information:

The property owner of 513 Ferncrest Way, zoned R16-2 - Residential, has applied for minor variances 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 setback of the garage face to the common element condominium road/sidewalk of 5.20m (approx. 17.06ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 6.00m (approx. 19.69ft) in this instance;
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3. A setback of eaves from the rear lot line of 6.60m (approx. 21.65ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 7.05m (approx. 23.13ft) in this instance.

The Committee has set **Thursday, June 15, 2023 at 1:00 PM** for the public hearing on this matter. The hearing will begin promptly at the noted start time and all items on the agenda will be heard in the order shown.

In Person Hearing:

This hearing will be held in person at Mississauga Civic Centre, Council Chambers, 300 City Centre Drive, 2nd Floor. If you wish to speak at the hearing regarding this matter, please note the following:

- Advance registration is preferred to speak at the hearing in person. Please email committee.adjustment@mississauga.ca by 4:30 p.m. on the Friday prior to the meeting.
- If you intend to make a presentation you must choose one of the following options:
 1. Provide a copy of your electronic presentation in .pdf or PowerPoint format to committee.adjustment@mississauga.ca by 4:30 on the Friday prior to the meeting **OR**
 2. Bring your presentation material in paper copy or on your laptop or tablet so it can be projected using our Document Camera.

Virtual Hearing:

- **To participate electronically (computer, tablet or smartphone):** Advance registration is required to speak at the virtual hearing. If you intend to make a presentation at the virtual hearing you must send your request to speak and your presentation material (as an attachment) via email to committee.adjustment@mississauga.ca no later than 4:30 p.m. on the Friday prior to the hearing.
- **To participate by telephone:** Advance registration is required to speak in the virtual hearing. To register, please call 905-615-3200 x2408 no later than 4:30 p.m. on the Friday prior to the hearing. You must provide your name, phone number, and the application file number. Committee staff will provide you with further details prior to the start of the hearing.
- **If you wish to view the public hearing online please use the following link:**
<http://www.mississauga.ca/portal/cityhall/council-and-committee-videos>

How to submit a written comment:

Written comments to the Committee must be received no later than 4:30 p.m. on the Friday prior to the hearing. Submissions are accepted by email at committee.adjustment@mississauga.ca or by mailing the Committee of

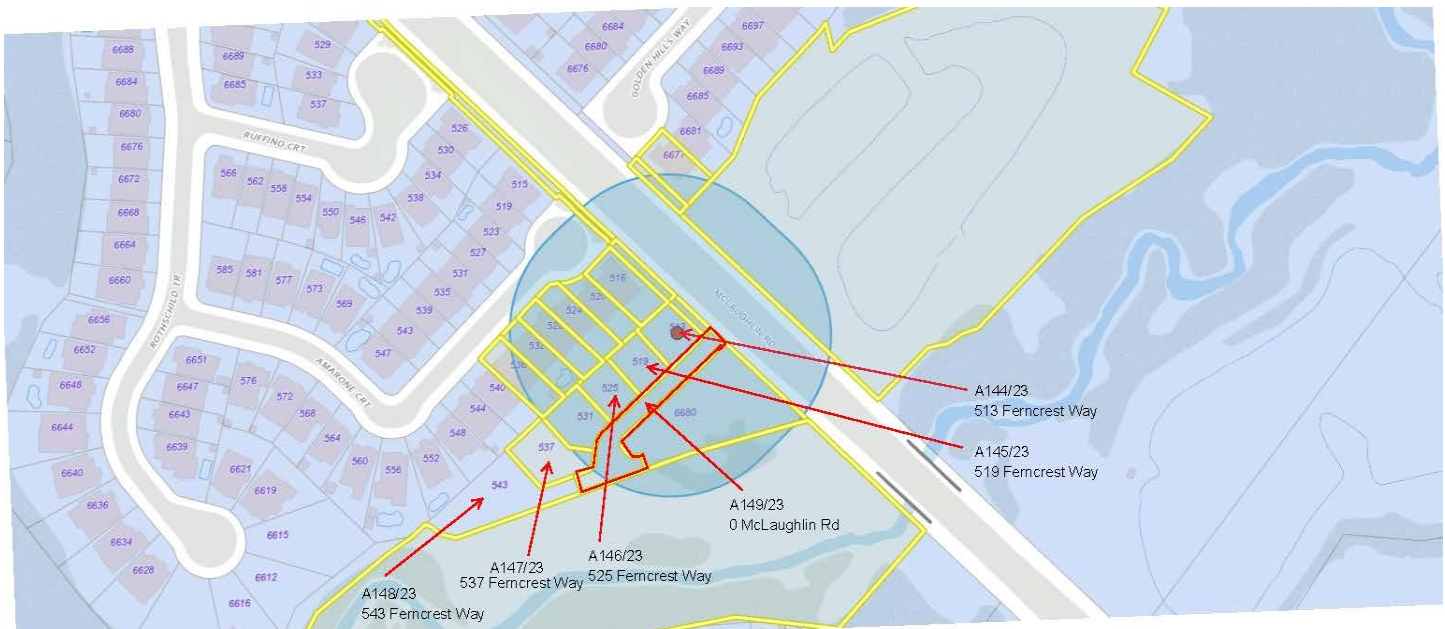
Adjustment, 300 City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. Please include your name, your address, and the application file number or property address you are commenting on.

Additional Information:

- You can get more information on this matter by emailing committee.adjustment@mississauga.ca or calling 905-615-3200 x2408.
- You can review city staff and agency comments one week before the hearing at the following link: <http://www.mississauga.ca/portal/cityhall/calendar>.
- If you wish to be notified of the decision of the Committee, you must submit a written request to committee.adjustment@mississauga.ca. This will also entitle you to be advised of an appeal to the Ontario Land Tribunal.

Legal notice:

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.M.56, 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.M.56, 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.



New! Committee of Adjustment Appeal Process

The Province of Ontario recently passed a major housing bill – Bill 23, the More Homes Built Faster Act, 2022 – which has implications for how planning works in the City of Mississauga. One of the changes limits who is allowed to appeal decisions made by the Committee of Adjustment.

What's Changed?

The new legislation limits who is permitted to appeal decisions of the Committee of Adjustment to the Ontario Land Tribunal (OLT). Going forward, only the applicant, the municipality, certain public bodies and the Minister can appeal a decision to the OLT. Individuals are no longer permitted to do so.

That being said, individuals still have an opportunity to participate in the decision-making process by:

1. Making written or oral submissions to the Committee of Adjustment before it makes a decision. Your feedback helps ensure that the Committee of Adjustment is making its decisions in the public interest according to good planning principles.
2. If a Committee of Adjustment decision is appealed to the OLT, you can request participant status and make written submission to the OLT for consideration as part of the decision-making process. The OLT Citizen Liaison can help you better understand the rules, practices and procedures of the OLT and can be reached at OLT.CLO@ontario.ca.

More information about the Committee of Adjustment is available on the City's website:

<https://www.mississauga.ca/council/committees/committee-of-adjustment/>

City of Mississauga Department Comments

Date Finalized: 2023-06-07	File(s): A145.23 Ward: 11
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2023-06-15 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 setback of the garage face to the common element condominium road/sidewalk of 5.20m (approx. 17.06ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 6.00m (approx. 19.69ft) in this instance;
2. A rear yard setback of 6.95m (approx. 22.80ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback of 7.50m (approx. 24.61ft) in this instance;
3. A setback from the window well to the rear lot line of 6.35m (approx. 20.83ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 6.50m (approx. 21.33ft) in this instance; and,
4. A setback of eaves from the rear lot line of 6.60m (approx. 21.65ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 7.05m (approx. 23.13ft) in this instance.

Background

Property Address: 519 Ferncrest Way

Mississauga Official Plan

Character Area: **Meadowvale Village NHD**

Designation: **Res Low Density II**

Zoning By-law 0225-2007

Zoning: R16-2 - Residential

Other Applications: A144.23, A146.23, A147.23, A148.23, A149.23

Site and Area Context

The subject property is located south-west of the McLaughlin Road and Rothschild Trail intersection in the Meadowvale Village neighbourhood. The property has a lot area of +/- 456 m² (+/- 4908.34 ft²), with a lot frontage of +/- 19 m (+/- 62.33 ft). The lot is currently vacant. The surrounding area context is predominantly residential, consisting of detached dwellings on similarly sized lots. The property is in close vicinity of publically and privately owned open spaces on the south and east side. Limited landscaping and vegetative elements are present on the subject property.

The applicant is proposing a new dwelling requiring variances for setbacks for the garage, rear yard, rear window well and 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 Meadowvale Village Neighbourhood Character Area and is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits varying built forms, including detached dwellings, semi-detached dwellings, duplex dwellings, triplexes, street townhouses, and other forms of low-rise dwellings with individual frontages. Section 9 of MOP promotes development with appropriate urban form and site design, regulating that such development is compatible with the existing site conditions, the surrounding context, and the landscape of the character area. The proposal maintains the residential character of the lot and surrounding area, and therefore 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?

Variance 1 requests a setback of the garage face to the common element condominium road/sidewalk. The proposed setback represents a minor change from the permissions of the by-law. Staff are satisfied that the proposed variance meets the standard parking depth of 5.2m allowing for parking in front of the garage, and a consistent character proposed for the development and neighbouring streetscapes. Furthermore, the reduced setback will provide a sufficient front yard amenity area consistent with homes in the surrounding neighbourhoods.

Variances 2, 3 & 4 request reduced rear yards measured to the wall, window well and the eaves. The intent of a rear yard setback is to ensure an adequate buffer between the massing of primary structures on adjoining properties, as well as to create an appropriate amenity area within the rear yard. The proposed setbacks do not span the entirety of the rear of the dwelling and are limited to a only portion of the dwelling. Staff are satisfied that an appropriate amenity area is maintained and the proposed window well presents no planning concerns. Furthermore an ample buffer between structures on abutting properties is maintained in this instance.

Given the above, Planning staff are satisfied 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 of the opinion that the proposal represents appropriate development of the subject property. The impacts of the variances will be minor in nature both on abutting properties and the streetscape.

Comments Prepared by: Shivani Chopra, Planner in Training

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 Building Permit process.

Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

We note that a Building Permit is required. In the absence of a Building Permit we are unable to confirm the accuracy of the information provided, or determine whether additional variance(s) may be required. It should be noted that a zoning review has NOT been completed.

The applicant is advised that should they choose to proceed without zoning verification, a full zoning review may result in further variances being required in the future.

Comments Prepared by: Brooke Herczeg, Zoning Examiner

Appendix 3 – CVC

Re: CVC File No. A 23/144-149

Municipality File No. A 144-149/23

Fuad Mashal

129 Fairview Road West

City of Mississauga

Credit Valley Conservation (CVC) staff have reviewed the subject applications and offer comments based on the following roles and responsibilities:

1. Delegated Responsibilities – providing comments representing the provincial interest regarding natural hazards (except forest fires) as identified in Section 3.1 of the *Provincial Policy Statement (2020)*;
2. Regulatory Responsibilities – providing comments to ensure the coordination of requirements under the *Conservation Authorities Act Section 28 regulation*, to eliminate unnecessary delay or duplication in process;
3. Source Protection Agency – providing advisory comments to assist with the implementation of the *CTC Source Protection Plan* under the *Clean Water Act*, as applicable.

SITE CHARACTERISTICS:

Based on our mapping, the subject properties are regulated for floodplain and slope hazard associated with Fletcher's Creek. It is the policy of CVC and the Province of Ontario to conserve and protect the significant physical, hydrological and biological features associated with the

functions of the above noted characteristics and to recommend that no development be permitted which would adversely affect the natural features or ecological functions of these areas.

ONTARIO REGULATION 160/06:

The properties are subject to the Development, Interference with Wetlands, and Alterations to Shorelines & Watercourses Regulation (Ontario Regulation 160/06). This regulation prohibits altering a watercourse, wetland or shoreline and prohibits development in areas adjacent to the Lake Ontario shoreline, river and stream valleys, hazardous lands and wetlands, without the prior written approval of CVC (i.e. the issuance of a permit).

Proposals:

A 23/144

It is our understanding that the property owner of 513 Ferncrest Way, zoned R16-2 - Residential, has applied for minor variances 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 setback of the garage face to the common element condominium road/sidewalk of 5.20m (approx. 17.06ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 6.00m (approx. 19.69ft) in this instance;
2. A rear yard setback of 6.93m (approx. 22.74ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback of 7.50m (approx. 24.61ft) in this instance; and,
3. A setback of eaves from the rear lot line of 6.60m (approx. 21.65ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 7.05m (approx. 23.13ft) in this instance.

A 23/145

It is our understanding that the property owner of 519 Ferncrest Way, zoned R16-2 - Residential, has applied for minor variances 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 setback of the garage face to the common element condominium road/sidewalk of 5.20m (approx. 17.06ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 6.00m (approx. 19.69ft) in this instance;
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4. A setback of eaves from the rear lot line of 6.60m (approx. 21.65ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 7.05m (approx. 23.13ft) in this instance.

A23/146

It is our understanding that the property owner of 525 Ferncrest Way, zoned R16-2 -Residential, has applied for minor variances 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 front yard setback to the landscape wall of 3.01m (approx. 9.88ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 4.50m (approx. 14.76ft) in this instance.

A 23/147

It is our understanding that the property owner of 537 Ferncrest Way, zoned R16-2 - Residential, has applied for minor variances 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 minimum lot frontage of 10.89m (approx. 35.73ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m (approx. 49.21ft) in this instance;
2. A front yard setback of 2.61m (approx. 8.56ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 4.50m (approx. 14.76ft) in this instance;
3. A setback of eaves to the front lot line of 1.86m (approx. 6.10ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 4.05m (approx. 13.29ft) in this instance;
4. A lot coverage of 35.82% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35% in this instance;
5. A driveway width of 5.88m (approx. 19.29ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 5.44m (approx. 17.85ft) in this instance.

A 23/148

The property owner of 543 Ferncrest Way, zoned R16-2 - Residential, has applied for minor variances 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 driveway width of 7.60m (approx. 24.94ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 4.48m (approx. 14.70ft) in this instance;
2. A setback of eaves to the interior side lot line of 1.05m (approx. 3.44ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 1.36m (approx. 4.46ft) in this instance;
3. A setback of a below grade deck to a G1 Zone of 1.92m (approx. 6.30ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 5.00m (approx. 16.40ft) in this instance;
4. A setback of a rear covered porch to a G1 Zone of 1.79m (approx. 5.87ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 5.00m (approx. 16.40ft) in this instance;
5. A setback of the dwelling to a G1 Zone of 2.12m (approx. 6.96ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 5.00m (approx. 16.40ft) in this instance;
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A23/149

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Comments:

Based on the review of the information, CVC staff have **no concerns** and **no objection** to the approval of the requested minor variances by the Committee at this time. CVC staff have reviewed the proposed developments through Site Plan Approval (SP 18 38 W11) and Plan of Subdivision (T-M6005 W11).

Regarding file A 23/146 it is our understanding that there is no encroachment into the G1 Zone and as such we have no objection.

CVC permits are required for the developments as proposed. Upon approval of the Minor Variances, the applicant is to contact CVC to apply for permits.

Please circulate CVC any future correspondence regarding this application.

I trust that these comments are sufficient. Please do not hesitate to contact the undersigned at 905-670-1615 (ext. 268) should you have any further questions or concerns.

Comments Prepared by: Beata Pakulski, Planner

Appendix 4 – Region of Peel

Minor Variance: A-23-144M – A-23-148M – 513 to 543 Ferncrest Way

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

Comments:

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Comments Prepared by: Patrycia Menko, Junior Planner



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1. A setback of the garage face to the common element condominium road/sidewalk of 5.20m (approx. 17.06ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 6.00m (approx. 19.69ft) in this instance;
2. A rear yard setback of 6.93m (approx. 22.74ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback of 7.50m (approx. 24.61ft) in this instance; and,
3. A setback of eaves from the rear lot line of 6.60m (approx. 21.65ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 7.05m (approx. 23.13ft) in this instance.

The Committee has set **Thursday, June 15, 2023 at 1:00 PM** for the public hearing on this matter. The hearing will begin promptly at the noted start time and all items on the agenda will be heard in the order shown.

In Person Hearing:

This hearing will be held in person at Mississauga Civic Centre, Council Chambers, 300 City Centre Drive, 2nd Floor. If you wish to speak at the hearing regarding this matter, please note the following:

- Advance registration is preferred to speak at the hearing in person. Please email committee.adjustment@mississauga.ca by 4:30 p.m. on the Friday prior to the meeting.
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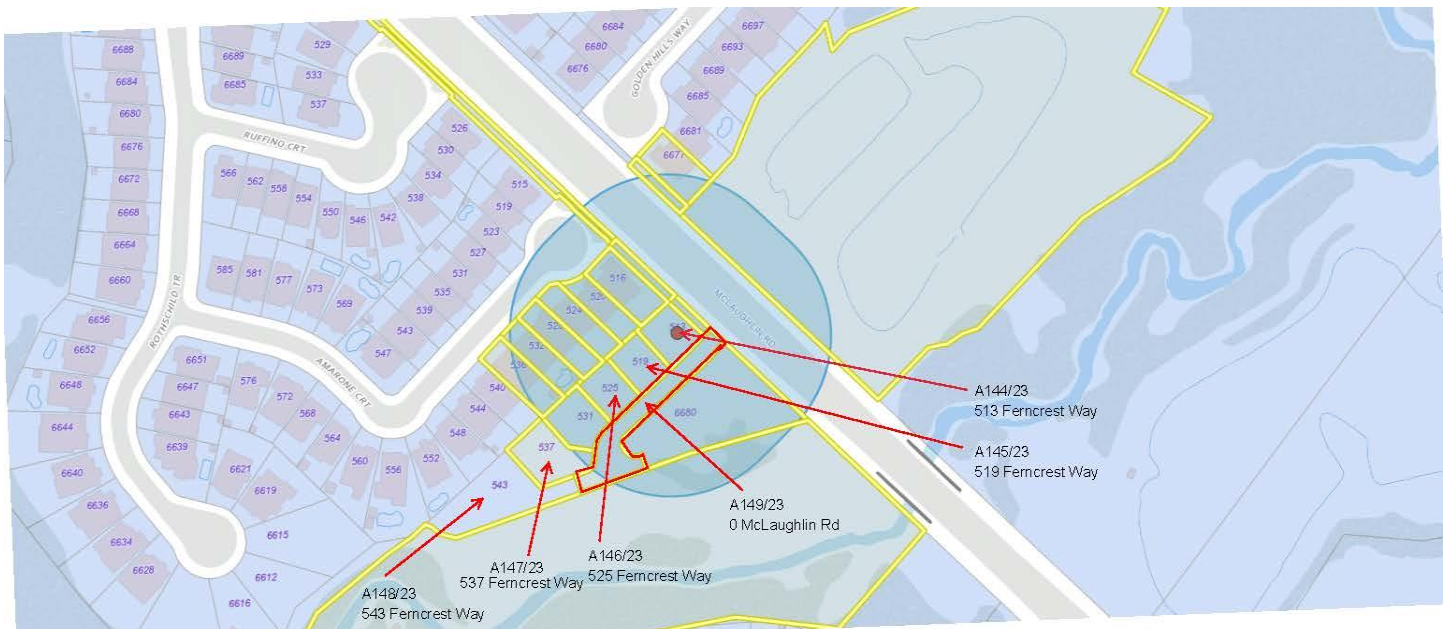
Adjustment, 300 City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. Please include your name, your address, and the application file number or property address you are commenting on.

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The new legislation limits who is permitted to appeal decisions of the Committee of Adjustment to the Ontario Land Tribunal (OLT). Going forward, only the applicant, the municipality, certain public bodies and the Minister can appeal a decision to the OLT. Individuals are no longer permitted to do so.

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1. Making written or oral submissions to the Committee of Adjustment before it makes a decision. Your feedback helps ensure that the Committee of Adjustment is making its decisions in the public interest according to good planning principles.
2. If a Committee of Adjustment decision is appealed to the OLT, you can request participant status and make written submission to the OLT for consideration as part of the decision-making process. The OLT Citizen Liaison can help you better understand the rules, practices and procedures of the OLT and can be reached at OLT.CLO@ontario.ca.

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City of Mississauga Department Comments

Date Finalized: 2023-06-07	File(s): A146.23 Ward: 11
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2023-06-15 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 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 approve a minor variance to allow the construction of a new dwelling proposing a front yard setback to the landscape wall of 3.01m (approx. 9.88ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 4.50m (approx. 14.76ft) in this instance.

Background

Property Address: 525 Ferncrest Way

Mississauga Official Plan

Character Area: Meadowvale Village NHD
Designation: Res Low Density II

Zoning By-law 0225-2007

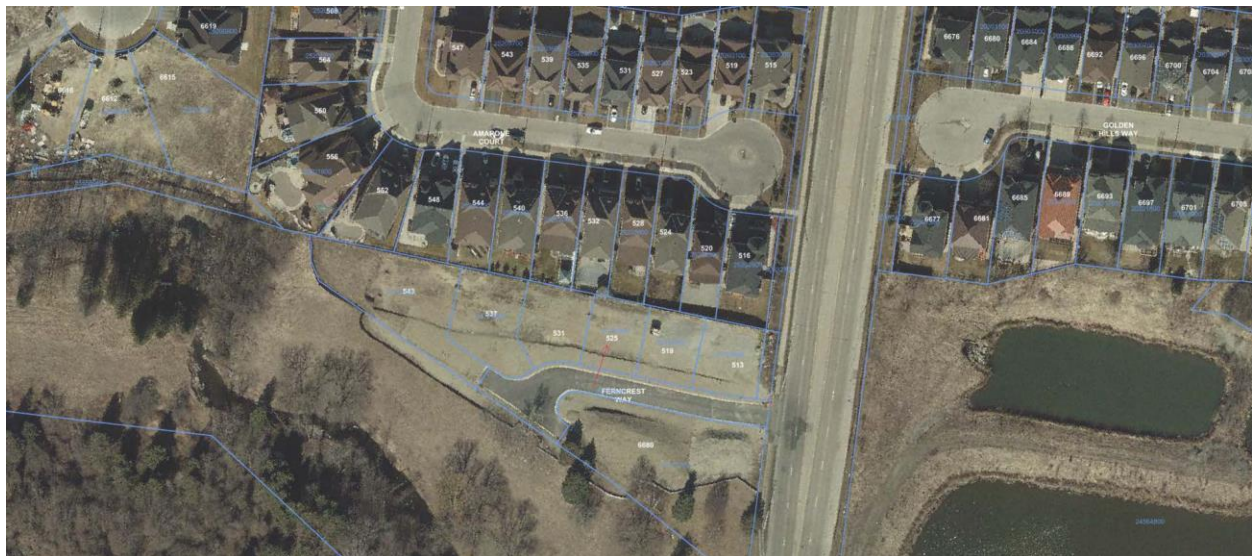
Zoning: R16-2 -Residential

Other Applications: A144.23, A145.23, A147.23, A148.23, A149.23

Site and Area Context

The subject property is located south-west of the McLaughlin Road and Rothschild Trail intersection in the Meadowvale Village neighbourhood. The property has a lot area of +/- 456 m² (+/- 4908.34 ft²), with a lot frontage of +/- 19 m (+/- 62.33 ft). The lot is currently vacant. The surrounding area context is predominantly residential, consisting of detached dwellings on similarly sized lots. The property is in close vicinity of publically and privately owned open spaces on the south and east side. Limited landscaping and vegetative elements are present on the subject property.

The applicant is proposing a new dwelling requiring variance to the front 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:

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). This designation permits varying built forms, including detached dwellings, semi-detached dwellings, duplex dwellings, triplexes, street townhouses, and other forms of low-rise dwellings with individual frontages. Section 9 of MOP promotes development with appropriate urban form and site design, regulating that such development is compatible with the existing site conditions, the surrounding context, and the landscape of the character area.

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. The proposed landscape wall is a decorative element and does not extend the entire length of the property line, maintaining the streetscape. The impact on the front yard space is minor. Staff are of the opinion that the application is appropriate to be handled through the minor variance process and that the application raises no concerns of a planning nature.

Comments Prepared by: Shivani Chopra, Planner in Training

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 Building Permit process.

Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

We note that a Building Permit is required. In the absence of a Building Permit we are unable to confirm the accuracy of the information provided, or determine whether additional variance(s) may be required. It should be noted that a zoning review has NOT been completed.

The applicant is advised that should they choose to proceed without zoning verification, a full zoning review may result in further variances being required in the future.

Comments Prepared by: Brooke Herczeg, Zoning Examiner

Appendix 3 – CVC

Re: CVC File No. A 23/144-149

Municipality File No. A 144-149/23

Fuad Mashal

129 Fairview Road West

City of Mississauga

Credit Valley Conservation (CVC) staff have reviewed the subject applications and offer comments based on the following roles and responsibilities:

1. Delegated Responsibilities – providing comments representing the provincial interest regarding natural hazards (except forest fires) as identified in Section 3.1 of the *Provincial Policy Statement (2020)*;
2. Regulatory Responsibilities – providing comments to ensure the coordination of requirements under the *Conservation Authorities Act Section 28 regulation*, to eliminate unnecessary delay or duplication in process;
3. Source Protection Agency – providing advisory comments to assist with the implementation of the *CTC Source Protection Plan* under the *Clean Water Act*, as applicable.

SITE CHARACTERISTICS:

Based on our mapping, the subject properties are regulated for floodplain and slope hazard associated with Fletcher's Creek. It is the policy of CVC and the Province of Ontario to conserve and protect the significant physical, hydrological and biological features associated with the

functions of the above noted characteristics and to recommend that no development be permitted which would adversely affect the natural features or ecological functions of these areas.

ONTARIO REGULATION 160/06:

The properties are subject to the Development, Interference with Wetlands, and Alterations to Shorelines & Watercourses Regulation (Ontario Regulation 160/06). This regulation prohibits altering a watercourse, wetland or shoreline and prohibits development in areas adjacent to the Lake Ontario shoreline, river and stream valleys, hazardous lands and wetlands, without the prior written approval of CVC (i.e. the issuance of a permit).

Proposals:

A 23/144

It is our understanding that the property owner of 513 Ferncrest Way, zoned R16-2 - Residential, has applied for minor variances 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 setback of the garage face to the common element condominium road/sidewalk of 5.20m (approx. 17.06ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 6.00m (approx. 19.69ft) in this instance;
2. A rear yard setback of 6.93m (approx. 22.74ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback of 7.50m (approx. 24.61ft) in this instance; and,
3. A setback of eaves from the rear lot line of 6.60m (approx. 21.65ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 7.05m (approx. 23.13ft) in this instance.

A 23/145

It is our understanding that the property owner of 519 Ferncrest Way, zoned R16-2 - Residential, has applied for minor variances 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 setback of the garage face to the common element condominium road/sidewalk of 5.20m (approx. 17.06ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 6.00m (approx. 19.69ft) in this instance;
2. A rear yard setback of 6.95m (approx. 22.80ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback of 7.50m (approx. 24.61ft) in this instance;
3. A setback from the window well to the rear lot line of 6.35m (approx. 20.83ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 6.50m (approx. 21.33ft) in this instance; and,
4. A setback of eaves from the rear lot line of 6.60m (approx. 21.65ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 7.05m (approx. 23.13ft) in this instance.

A23/146

It is our understanding that the property owner of 525 Ferncrest Way, zoned R16-2 -Residential, has applied for minor variances 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 front yard setback to the landscape wall of 3.01m (approx. 9.88ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 4.50m (approx. 14.76ft) in this instance.

A 23/147

It is our understanding that the property owner of 537 Ferncrest Way, zoned R16-2 - Residential, has applied for minor variances 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 minimum lot frontage of 10.89m (approx. 35.73ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m (approx. 49.21ft) in this instance;
2. A front yard setback of 2.61m (approx. 8.56ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 4.50m (approx. 14.76ft) in this instance;
3. A setback of eaves to the front lot line of 1.86m (approx. 6.10ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 4.05m (approx. 13.29ft) in this instance;
4. A lot coverage of 35.82% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35% in this instance;
5. A driveway width of 5.88m (approx. 19.29ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 5.44m (approx. 17.85ft) in this instance.

A 23/148

The property owner of 543 Ferncrest Way, zoned R16-2 - Residential, has applied for minor variances 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 driveway width of 7.60m (approx. 24.94ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 4.48m (approx. 14.70ft) in this instance;
2. A setback of eaves to the interior side lot line of 1.05m (approx. 3.44ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 1.36m (approx. 4.46ft) in this instance;
3. A setback of a below grade deck to a G1 Zone of 1.92m (approx. 6.30ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 5.00m (approx. 16.40ft) in this instance;
4. A setback of a rear covered porch to a G1 Zone of 1.79m (approx. 5.87ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 5.00m (approx. 16.40ft) in this instance;
5. A setback of the dwelling to a G1 Zone of 2.12m (approx. 6.96ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 5.00m (approx. 16.40ft) in this instance;
6. A setback of eaves to a G1 Zone of 1.05m (approx. 3.44ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 5.00m (approx. 16.40ft) in this instance;
7. A setback of the front porch to a G1 Zone of 2.11m (approx. 6.92ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 5.00m (approx. 16.40ft) in this instance;
8. A setback of a driveway hammerhead from a G1 Zone of 1.07m (approx. 3.51ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 5.00m (approx. 16.40ft) in this instance;
9. A setback of a driveway from a G1 Zone of 2.17m (approx. 7.12ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 5.00m (approx. 16.40ft) in this instance;

10. A setback of a low stone landscape wall from a G1 Zone of 1.91m (approx. 6.27ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 5.00m (approx. 16.40ft) in this instance; and,

11. A setback of a built-in planter to a G1 Zone of 4.56m (approx. 14.96ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 5.00m (approx. 16.40ft) in this instance.

A23/149

The property owner of 0 McLaughlin Road, zoned R16-2 - Residential, has applied for minor variances under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow the construction of a common element road and common element sidewalk proposing:

1. A common element road width of 6.00m (approx. 19.69ft) whereas By-law 0225-2007, as amended, requires a minimum width of 7.00m (approx. 22.97ft) in this instance; and,
2. A common element sidewalk width of 1.20m (approx. 3.94ft) whereas By-law 0225-2007, as amended, requires a minimum width of 2.00m (approx. 6.56ft) in this instance.

Comments:

Based on the review of the information, CVC staff have **no concerns** and **no objection** to the approval of the requested minor variances by the Committee at this time. CVC staff have reviewed the proposed developments through Site Plan Approval (SP 18 38 W11) and Plan of Subdivision (T-M6005 W11).

Regarding file A 23/146 it is our understanding that there is no encroachment into the G1 Zone and as such we have no objection.

CVC permits are required for the developments as proposed. Upon approval of the Minor Variances, the applicant is to contact CVC to apply for permits.

Please circulate CVC any future correspondence regarding this application.

I trust that these comments are sufficient. Please do not hesitate to contact the undersigned at 905-670-1615 (ext. 268) should you have any further questions or concerns.

Comments Prepared by: Beata Pakulski, Planner

Appendix 4 – Region of Peel

Minor Variance: A-23-144M – A-23-148M – 513 to 543 Ferncrest Way

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 905.791.7800 x7973 or by email at siteplanservicing@peelregion.ca.
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals are required prior to the local municipality

issuing building permit. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at siteplanservicing@peelregion.ca.

Planning: Patrycia Menko (905) 791-7800 x3114

- The following applications fall within the regulated area of the Credit Valley Conservation Authority (CVC): A-23-144M, A-23-147M, A-23-148M, A-23-149M. We rely on the environmental expertise of the CVC for the review of development applications located within or adjacent to the regulated area in Peel and the impact of natural hazards on proposed development. We, therefore, request that City staff consider comments from the CVC and incorporate their requirements appropriately. Final approval of this application requires all environmental concerns to be addressed to the satisfaction of the CVC.
- Please also be advised that applications A-23-148M and A-23-149M are located within a Core Valley Corridor Area of the Greenlands System in Peel as identified under policy 2.14.5 of the Regional Official Plan (ROP). Development and site alteration are prohibited in Core Areas of the Greenlands System, with the exceptions of listed in 2.14.15, which are subject to policy 2.14.16. The applicant must ensure Core Areas are not damaged or destroyed. If the Core Area is intentionally damaged or destroyed, the Region or City will require replacement or restoration of the ecological features, functions and/or landforms as a condition of development approval (ROP 2.14.17).

Comments Prepared by: Patrycia Menko, Junior Planner



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

Files: A144-149.23

Ward: 11

In Person and Virtual Public Hearing

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 properties, or are the agent/interested party/owner of the properties for the application.

Details of the application and meeting information:

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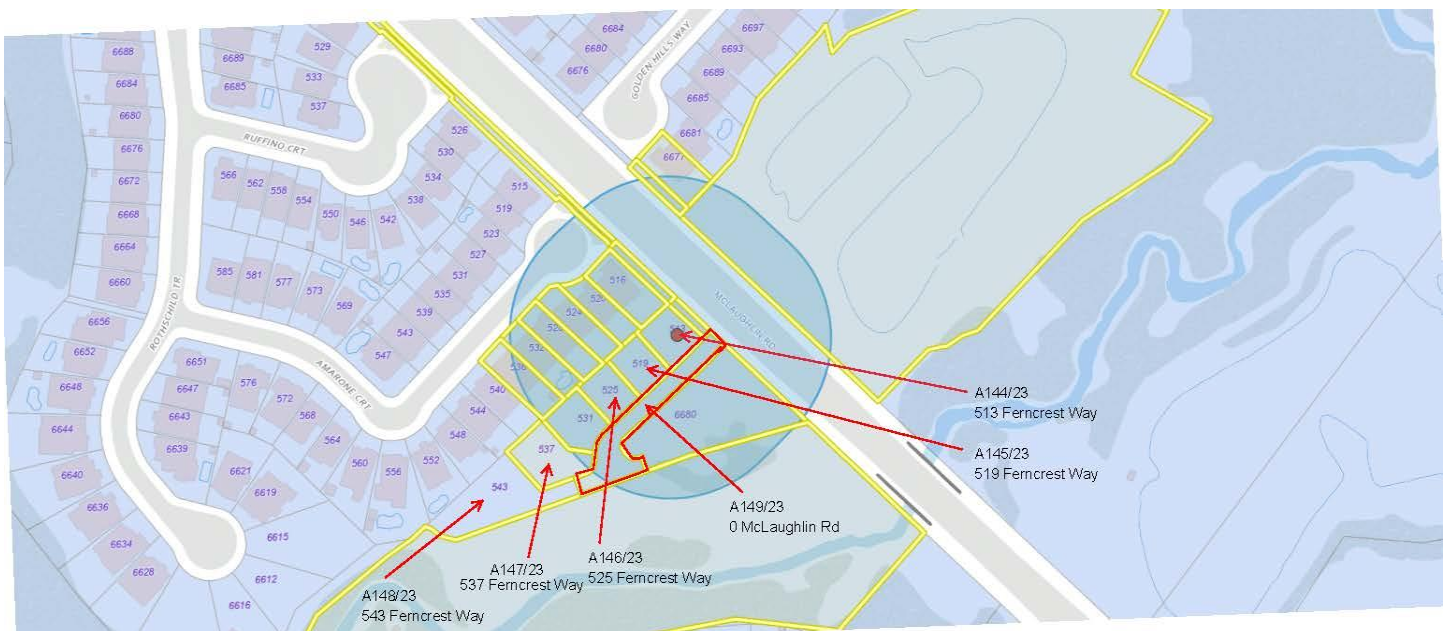
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That being said, individuals still have an opportunity to participate in the decision-making process by:

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<https://www.mississauga.ca/council/committees/committee-of-adjustment/>

City of Mississauga Department Comments

Date Finalized: 2023-06-07	File(s): A147.23 Ward: 11
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2023-06-15 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 minimum lot frontage of 10.89m (approx. 35.73ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m (approx. 49.21ft) in this instance;
2. A front yard setback of 2.61m (approx. 8.56ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 4.50m (approx. 14.76ft) in this instance;
3. A setback of eaves to the front lot line of 1.86m (approx. 6.10ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 4.05m (approx. 13.29ft) in this instance;
4. A lot coverage of 35.82% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35% in this instance;
5. A driveway width of 5.88m (approx. 19.29ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 5.44m (approx. 17.85ft) in this instance.

Background

Property Address: 537 Ferncrest Way

Mississauga Official Plan

Character Area: Meadowvale Village NHD
Designation: Res Low Density II

Zoning By-law 0225-2007

Zoning: R16-2 - Residential

Other Applications: A144.23, A145.23, A146.23, A148.23, A149.23

Site and Area Context

The subject property is located south-west of the McLaughlin Road and Rothschild Trail intersection in the Meadowvale Village neighbourhood. The property has a lot area of +/- 715.37 m² (+/- 7700.17 ft²), with a lot frontage of +/- 34.11 m (+/- 111.90 ft). The lot is currently vacant. The surrounding area context is predominantly residential, consisting of detached dwellings on similarly sized lots. The property is in close vicinity of publically and privately owned open spaces on the south and east side. Limited landscaping and vegetative elements are present on the subject property.

The applicant is proposing a new dwelling requiring variances for lot frontage, lot coverage, driveway width, and the setbacks for the front yard and 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 Meadowvale Village Neighbourhood Character Area and is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits varying built forms, including detached dwellings, semi-detached dwellings, duplex dwellings, triplexes, street townhouses, and other forms of low-rise dwellings with individual frontages. Section 9 of MOP promotes development with appropriate urban form and site design, regulating that such development is compatible with the existing site conditions, the surrounding context, and the landscape of the character area. The proposal maintains the residential character of the lot and surrounding area, and therefore 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?

Variance 1 requests deficient lot frontage. The intent of the zoning by-law is to ensure that new lots are appropriately sized and fit within the context of the surrounding area. The proposed lot frontage generally maintains the planned area context due to the eclectic lot shape. The proposal does not significantly impact the character of the neighbourhood from a streetscape perspective. Furthermore, the lots were created as part of a subdivision that was approved in 2017.

Variance 2 and 3 request a reduction in the front yard setback and setback of eaves to the front lot line. Staff note that the front property line of the subject property is not parallel to the proposed structure and note that the proposed setbacks are measured to a pinch point on one corner and increase from there. The intent of the front yard setback provision is to ensure that there is sufficient space in the front of the property for landscaping and provides an appropriate setback from the street. Staff are satisfied that the proposal maintains an appropriate setback from the street which increases from the pinch point.

Variance 4 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. The additional coverage can be attributed to the porch and the excessive eaves, which do not create the same massing impacts as an addition to a dwelling. Staff are satisfied that the proposal does not represent an overdevelopment of the subject property and will result in no impacts to the streetscape.

Variance 5 requests an increase in the driveway width. The intent of limiting the driveway width is to permit a driveway large enough to suitably accommodate the required number parking spaces for a dwelling, with the remainder of lands in the front yard being soft landscaping. Staff are satisfied that the proposed width will not allow for excessive parking and maintain sufficient soft landscaping area to maintain the character of the surrounding area.

Given the above Planning staff are satisfied 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 variances, both cumulatively and individually, are minor in nature. Furthermore the proposal represents appropriate development of the subject property for permitted uses.

Comments Prepared by: Shivani Chopra, Planner in Training

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 Building Permit process.

Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

We note that a Building Permit is required. In the absence of a Building Permit we are unable to confirm the accuracy of the information provided, or determine whether additional variance(s) may be required. It should be noted that a zoning review has NOT been completed.

The applicant is advised that should they choose to proceed without zoning verification, a full zoning review may result in further variances being required in the future.

Comments Prepared by: Brooke Herczeg, Zoning Examiner

Appendix 3 – CVC

Re: CVC File No. A 23/144-149

Municipality File No. A 144-149/23

Fuad Mashal

129 Fairview Road West

City of Mississauga

Credit Valley Conservation (CVC) staff have reviewed the subject applications and offer comments based on the following roles and responsibilities:

1. Delegated Responsibilities – providing comments representing the provincial interest regarding natural hazards (except forest fires) as identified in Section 3.1 of the *Provincial Policy Statement (2020)*;
2. Regulatory Responsibilities – providing comments to ensure the coordination of requirements under the *Conservation Authorities Act Section 28 regulation*, to eliminate unnecessary delay or duplication in process;
3. Source Protection Agency – providing advisory comments to assist with the implementation of the *CTC Source Protection Plan* under the *Clean Water Act*, as applicable.

SITE CHARACTERISTICS:

Based on our mapping, the subject properties are regulated for floodplain and slope hazard associated with Fletcher's Creek. It is the policy of CVC and the Province of Ontario to conserve and protect the significant physical, hydrological and biological features associated with the

functions of the above noted characteristics and to recommend that no development be permitted which would adversely affect the natural features or ecological functions of these areas.

ONTARIO REGULATION 160/06:

The properties are subject to the Development, Interference with Wetlands, and Alterations to Shorelines & Watercourses Regulation (Ontario Regulation 160/06). This regulation prohibits altering a watercourse, wetland or shoreline and prohibits development in areas adjacent to the Lake Ontario shoreline, river and stream valleys, hazardous lands and wetlands, without the prior written approval of CVC (i.e. the issuance of a permit).

Proposals:

A 23/144

It is our understanding that the property owner of 513 Ferncrest Way, zoned R16-2 - Residential, has applied for minor variances 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 setback of the garage face to the common element condominium road/sidewalk of 5.20m (approx. 17.06ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 6.00m (approx. 19.69ft) in this instance;
2. A rear yard setback of 6.93m (approx. 22.74ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback of 7.50m (approx. 24.61ft) in this instance; and,
3. A setback of eaves from the rear lot line of 6.60m (approx. 21.65ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 7.05m (approx. 23.13ft) in this instance.

A 23/145

It is our understanding that the property owner of 519 Ferncrest Way, zoned R16-2 - Residential, has applied for minor variances 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 setback of the garage face to the common element condominium road/sidewalk of 5.20m (approx. 17.06ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 6.00m (approx. 19.69ft) in this instance;
2. A rear yard setback of 6.95m (approx. 22.80ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback of 7.50m (approx. 24.61ft) in this instance;
3. A setback from the window well to the rear lot line of 6.35m (approx. 20.83ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 6.50m (approx. 21.33ft) in this instance; and,
4. A setback of eaves from the rear lot line of 6.60m (approx. 21.65ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 7.05m (approx. 23.13ft) in this instance.

A23/146

It is our understanding that the property owner of 525 Ferncrest Way, zoned R16-2 -Residential, has applied for minor variances 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 front yard setback to the landscape wall of 3.01m (approx. 9.88ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 4.50m (approx. 14.76ft) in this instance.

A 23/147

It is our understanding that the property owner of 537 Ferncrest Way, zoned R16-2 - Residential, has applied for minor variances 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 minimum lot frontage of 10.89m (approx. 35.73ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m (approx. 49.21ft) in this instance;
2. A front yard setback of 2.61m (approx. 8.56ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 4.50m (approx. 14.76ft) in this instance;
3. A setback of eaves to the front lot line of 1.86m (approx. 6.10ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 4.05m (approx. 13.29ft) in this instance;
4. A lot coverage of 35.82% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35% in this instance;
5. A driveway width of 5.88m (approx. 19.29ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 5.44m (approx. 17.85ft) in this instance.

A 23/148

The property owner of 543 Ferncrest Way, zoned R16-2 - Residential, has applied for minor variances 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 driveway width of 7.60m (approx. 24.94ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 4.48m (approx. 14.70ft) in this instance;
2. A setback of eaves to the interior side lot line of 1.05m (approx. 3.44ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 1.36m (approx. 4.46ft) in this instance;
3. A setback of a below grade deck to a G1 Zone of 1.92m (approx. 6.30ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 5.00m (approx. 16.40ft) in this instance;
4. A setback of a rear covered porch to a G1 Zone of 1.79m (approx. 5.87ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 5.00m (approx. 16.40ft) in this instance;
5. A setback of the dwelling to a G1 Zone of 2.12m (approx. 6.96ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 5.00m (approx. 16.40ft) in this instance;
6. A setback of eaves to a G1 Zone of 1.05m (approx. 3.44ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 5.00m (approx. 16.40ft) in this instance;
7. A setback of the front porch to a G1 Zone of 2.11m (approx. 6.92ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 5.00m (approx. 16.40ft) in this instance;
8. A setback of a driveway hammerhead from a G1 Zone of 1.07m (approx. 3.51ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 5.00m (approx. 16.40ft) in this instance;
9. A setback of a driveway from a G1 Zone of 2.17m (approx. 7.12ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 5.00m (approx. 16.40ft) in this instance;

10. A setback of a low stone landscape wall from a G1 Zone of 1.91m (approx. 6.27ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 5.00m (approx. 16.40ft) in this instance; and,

11. A setback of a built-in planter to a G1 Zone of 4.56m (approx. 14.96ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 5.00m (approx. 16.40ft) in this instance.

A23/149

The property owner of 0 McLaughlin Road, zoned R16-2 - Residential, has applied for minor variances under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow the construction of a common element road and common element sidewalk proposing:

1. A common element road width of 6.00m (approx. 19.69ft) whereas By-law 0225-2007, as amended, requires a minimum width of 7.00m (approx. 22.97ft) in this instance; and,
2. A common element sidewalk width of 1.20m (approx. 3.94ft) whereas By-law 0225-2007, as amended, requires a minimum width of 2.00m (approx. 6.56ft) in this instance.

Comments:

Based on the review of the information, CVC staff have **no concerns** and **no objection** to the approval of the requested minor variances by the Committee at this time. CVC staff have reviewed the proposed developments through Site Plan Approval (SP 18 38 W11) and Plan of Subdivision (T-M6005 W11).

Regarding file A 23/146 it is our understanding that there is no encroachment into the G1 Zone and as such we have no objection.

CVC permits are required for the developments as proposed. Upon approval of the Minor Variances, the applicant is to contact CVC to apply for permits.

Please circulate CVC any future correspondence regarding this application.

I trust that these comments are sufficient. Please do not hesitate to contact the undersigned at 905-670-1615 (ext. 268) should you have any further questions or concerns.

Comments Prepared by: Beata Pakulski, Planner

Appendix 4 – Region of Peel

Minor Variance: A-23-144M – A-23-148M – 513 to 543 Ferncrest Way

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 905.791.7800 x7973 or by email at siteplanservicing@peelregion.ca.
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals are required prior to the local municipality

issuing building permit. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at siteplanservicing@peelregion.ca.

Planning: Patrycia Menko (905) 791-7800 x3114

- The following applications fall within the regulated area of the Credit Valley Conservation Authority (CVC): A-23-144M, A-23-147M, A-23-148M, A-23-149M. We rely on the environmental expertise of the CVC for the review of development applications located within or adjacent to the regulated area in Peel and the impact of natural hazards on proposed development. We, therefore, request that City staff consider comments from the CVC and incorporate their requirements appropriately. Final approval of this application requires all environmental concerns to be addressed to the satisfaction of the CVC.
- Please also be advised that applications A-23-148M and A-23-149M are located within a Core Valley Corridor Area of the Greenlands System in Peel as identified under policy 2.14.5 of the Regional Official Plan (ROP). Development and site alteration are prohibited in Core Areas of the Greenlands System, with the exceptions of listed in 2.14.15, which are subject to policy 2.14.16. The applicant must ensure Core Areas are not damaged or destroyed. If the Core Area is intentionally damaged or destroyed, the Region or City will require replacement or restoration of the ecological features, functions and/or landforms as a condition of development approval (ROP 2.14.17).

Comments Prepared by: Patrycia Menko, Junior Planner



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

Files: A144-149.23

Ward: 11

In Person and Virtual Public Hearing

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 properties, or are the agent/interested party/owner of the properties for the application.

Details of the application and meeting information:

The property owner of 513 Ferncrest Way, zoned R16-2 - Residential, has applied for minor variances 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 setback of the garage face to the common element condominium road/sidewalk of 5.20m (approx. 17.06ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 6.00m (approx. 19.69ft) in this instance;
2. A rear yard setback of 6.93m (approx. 22.74ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback of 7.50m (approx. 24.61ft) in this instance; and,
3. A setback of eaves from the rear lot line of 6.60m (approx. 21.65ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 7.05m (approx. 23.13ft) in this instance.

The Committee has set **Thursday, June 15, 2023 at 1:00 PM** for the public hearing on this matter. The hearing will begin promptly at the noted start time and all items on the agenda will be heard in the order shown.

In Person Hearing:

This hearing will be held in person at Mississauga Civic Centre, Council Chambers, 300 City Centre Drive, 2nd Floor. If you wish to speak at the hearing regarding this matter, please note the following:

- Advance registration is preferred to speak at the hearing in person. Please email committee.adjustment@mississauga.ca by 4:30 p.m. on the Friday prior to the meeting.
- If you intend to make a presentation you must choose one of the following options:
 1. Provide a copy of your electronic presentation in .pdf or PowerPoint format to committee.adjustment@mississauga.ca by 4:30 on the Friday prior to the meeting **OR**
 2. Bring your presentation material in paper copy or on your laptop or tablet so it can be projected using our Document Camera.

Virtual Hearing:

- **To participate electronically (computer, tablet or smartphone):** Advance registration is required to speak at the virtual hearing. If you intend to make a presentation at the virtual hearing you must send your request to speak and your presentation material (as an attachment) via email to committee.adjustment@mississauga.ca no later than 4:30 p.m. on the Friday prior to the hearing.
- **To participate by telephone:** Advance registration is required to speak in the virtual hearing. To register, please call 905-615-3200 x2408 no later than 4:30 p.m. on the Friday prior to the hearing. You must provide your name, phone number, and the application file number. Committee staff will provide you with further details prior to the start of the hearing.
- **If you wish to view the public hearing online please use the following link:**
<http://www.mississauga.ca/portal/cityhall/council-and-committee-videos>

How to submit a written comment:

Written comments to the Committee must be received no later than 4:30 p.m. on the Friday prior to the hearing. Submissions are accepted by email at committee.adjustment@mississauga.ca or by mailing the Committee of

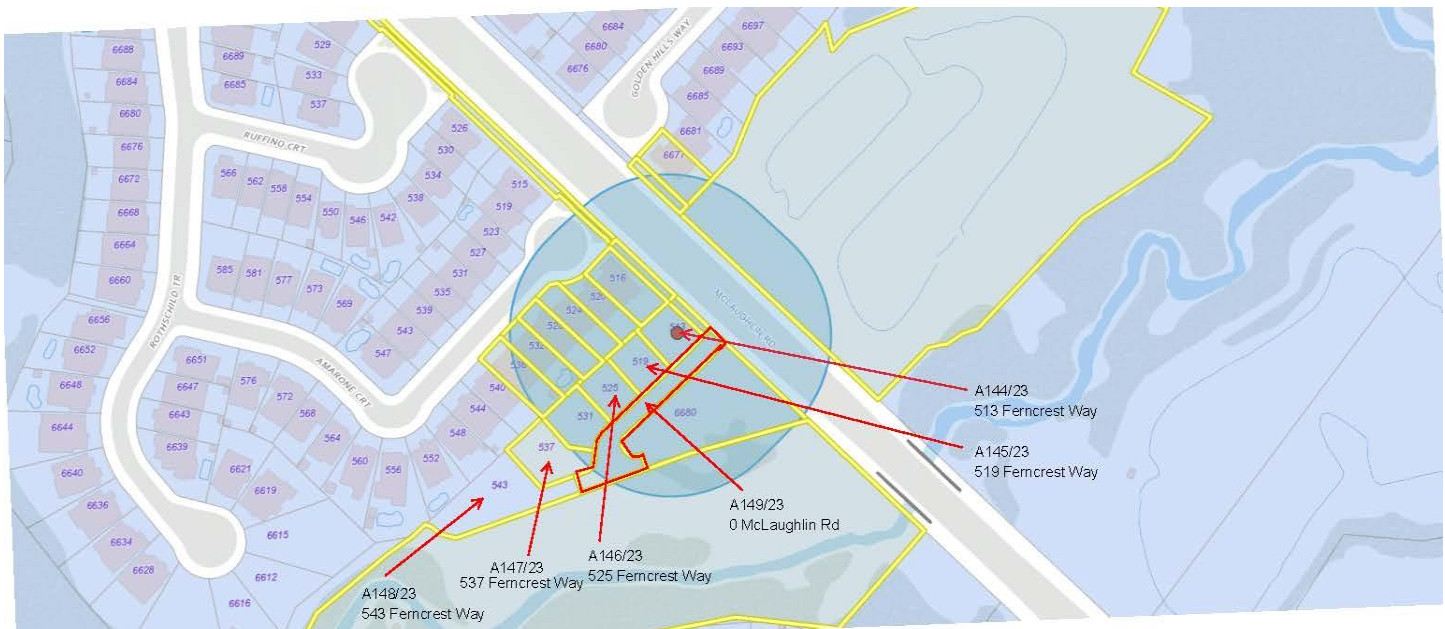
Adjustment, 300 City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. Please include your name, your address, and the application file number or property address you are commenting on.

Additional Information:

- You can get more information on this matter by emailing committee.adjustment@mississauga.ca or calling 905-615-3200 x2408.
- You can review city staff and agency comments one week before the hearing at the following link: <http://www.mississauga.ca/portal/cityhall/calendar>.
- If you wish to be notified of the decision of the Committee, you must submit a written request to committee.adjustment@mississauga.ca. This will also entitle you to be advised of an appeal to the Ontario Land Tribunal.

Legal notice:

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.M.56, 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.M.56, 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.



New! Committee of Adjustment Appeal Process

The Province of Ontario recently passed a major housing bill – Bill 23, the More Homes Built Faster Act, 2022 – which has implications for how planning works in the City of Mississauga. One of the changes limits who is allowed to appeal decisions made by the Committee of Adjustment.

What's Changed?

The new legislation limits who is permitted to appeal decisions of the Committee of Adjustment to the Ontario Land Tribunal (OLT). Going forward, only the applicant, the municipality, certain public bodies and the Minister can appeal a decision to the OLT. Individuals are no longer permitted to do so.

That being said, individuals still have an opportunity to participate in the decision-making process by:

1. Making written or oral submissions to the Committee of Adjustment before it makes a decision. Your feedback helps ensure that the Committee of Adjustment is making its decisions in the public interest according to good planning principles.
2. If a Committee of Adjustment decision is appealed to the OLT, you can request participant status and make written submission to the OLT for consideration as part of the decision-making process. The OLT Citizen Liaison can help you better understand the rules, practices and procedures of the OLT and can be reached at OLT.CLO@ontario.ca.

More information about the Committee of Adjustment is available on the City's website:

<https://www.mississauga.ca/council/committees/committee-of-adjustment/>

City of Mississauga Department Comments

Date Finalized: 2023-06-07	File(s): A148.23 Ward: 11
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2023-06-15 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 driveway width of 7.60m (approx. 24.94ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 4.48m (approx. 14.70ft) in this instance;
2. A setback of eaves to the interior side lot line of 1.05m (approx. 3.44ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 1.36m (approx. 4.46ft) in this instance;
3. A setback of a below grade deck to a G1 Zone of 1.92m (approx. 6.30ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 5.00m (approx. 16.40ft) in this instance;
4. A setback of a rear covered porch to a G1 Zone of 1.79m (approx. 5.87ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 5.00m (approx. 16.40ft) in this instance;
5. A setback of the dwelling to a G1 Zone of 2.12m (approx. 6.96ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 5.00m (approx. 16.40ft) in this instance;
6. A setback of eaves to a G1 Zone of 1.05m (approx. 3.44ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 5.00m (approx. 16.40ft) in this instance;
7. A setback of the front porch to a G1 Zone of 2.11m (approx. 6.92ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 5.00m (approx. 16.40ft) in this instance;
8. A setback of a driveway hammerhead from a G1 Zone of 1.07m (approx. 3.51ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 5.00m (approx. 16.40ft) in this instance;
9. A setback of a driveway from a G1 Zone of 2.17m (approx. 7.12ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 5.00m (approx. 16.40ft) in this instance;
10. A setback of a low stone landscape wall from a G1 Zone of 1.91m (approx. 6.27ft)

whereas By-law 0225-2007, as amended, requires a minimum setback of 5.00m (approx. 16.40ft) in this instance; and,

11. A setback of a built-in planter to a G1 Zone of 4.56m (approx. 14.96ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 5.00m (approx. 16.40ft) in this instance.

Background

Property Address: 543 Ferncrest Way

Mississauga Official Plan

Character Area: Meadowvale Village NHD
Designation: Res Low Density II

Zoning By-law 0225-2007

Zoning: R16-2 - Residential

Other Applications: A144.23, A145.23, A146.23, A147.23, A149.23

Site and Area Context

The subject property is located south-west of the McLaughlin Road and Rothschild Trail intersection in the Meadowvale Village neighbourhood. The property has a lot area of +/- 1274.01 m² (+/- 13713.32 ft²), with a lot frontage of +/- 8.4 m (+/- 27.55 ft). The lot is currently vacant. The surrounding area context is predominantly residential, consisting of detached dwellings on similarly sized lots. The property is in close vicinity of publically and privately owned open spaces on the south and east side. Limited landscaping and vegetative elements are present on the subject property.

The applicant is proposing a new dwelling requiring variances for the driveway width, the setbacks of eaves, below grade deck setback to a G1 zone, rear covered porch setback to a G1 zone, setback of the dwelling to a G1 zone, front porch setback to a G1 zone, setback of a driveway hammerhead from a G1 zone, driveway setback from a G1 zone, low stone landscape wall setback from a G1 zone and setback for a built-in planter to a G1 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 Meadowvale Village Neighbourhood Character Area and is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits varying built forms, including detached dwellings, semi-detached dwellings, duplex dwellings, triplexes, street townhouses, and other forms of low-rise dwellings with individual frontages. Section 9 of MOP promotes development with appropriate urban form and site design, regulating that such development is compatible with the existing site conditions, the surrounding context, and the landscape of the character area. The proposal maintains the residential character of the lot and surrounding area, and therefore 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?

Variance 1 requests an increase in the driveway width. The intent of limiting the driveway width is to permit a driveway large enough to suitably accommodate the required number parking spaces for a dwelling, with the remainder of lands in the front yard being soft landscaping. Staff note that the increase in the driveway width is for the turning radius to align with the garage, and the width further narrows down at the proposed access from the road. Staff are satisfied that the

proposed width will not allow for excessive parking and maintains sufficient soft landscaping area consistent with the character of the surrounding area.

Variance 2 requests a reduction in the setback of eaves to the interior side lot line. Staff note that the side property line of the subject property is not parallel to the proposed structure and note that the proposed setbacks is measured to a pinch point on one corner and increases from there. The intent of this portion of the by-law is to ensure that eaves are sufficiently setback from all property lines. Staff are satisfied that the proposal maintains an appropriate setback from the side lot line as variance is only required at that pinch point with the setback increasing from there

Variances 3, 4, 5, 6, 7, 10 and 11 request a reduction in the setback of a below grade entrance, a rear covered porch, building wall, eaves, front porch, low stone landscape wall and built-in planter to a G1 zone. The intent of this portion of the by-law is to ensure that there is an appropriate buffer to the natural feature. Staff note that the proposed setback variances to the dwelling are only at one corner (the pinch point) and increase from there. Furthermore, the Credit Valley Conservation Authority has raised no objections to the proposal. The City relies on the expertise of the Credit Valley Conservation Authority on matters relating to natural features and are in agreement with their position. Staff are therefore satisfied that the proposal maintains appropriate setbacks which increase from the pinch point.

Variances 8 and 9 propose reductions in the setbacks of a driveway hammerhead and driveway from a G1 zone. The intent of this portion of the by-law is to ensure that proposed development will not pose a significant or lasting negative impact to the neighbouring environmentally sensitive lands and provide an appropriate buffer to the natural feature. Staff note that the Credit Valley Conservation Authority has raised no objections to the proposal. The City relies on the expertise of the Credit Valley Conservation Authority on matters relating to natural features and are in agreement with their position.

Given the above Planning staff are satisfied 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 variances, both cumulatively and individually, are minor in nature. Furthermore the proposal represents appropriate development of the subject property for permitted uses.

Comments Prepared by: Shivani Chopra, Planner in Training

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 Building Permit process.

Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

We note that a Building Permit is required. In the absence of a Building Permit we are unable to confirm the accuracy of the information provided, or determine whether additional variance(s) may be required. It should be noted that a zoning review has NOT been completed.

The applicant is advised that should they choose to proceed without zoning verification, a full zoning review may result in further variances being required in the future.

Comments Prepared by: Brooke Herczeg, 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 owned by the City of Mississauga, identified as Fletcher's Flats (P-428), classified as a Significant Natural Area within the City's Natural Heritage System, and zoned G1. 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...

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

1. Given that the property is subject to a development application, all of Community Services' comments and/or requirements are being addressed through SP 18-38.
2. Construction access from the adjacent park/greenlands is not permitted.

3. If access is required to City owned lands, a Consent to Enter Agreement/Park Access Permit will be required.
4. Stockpiling of construction materials and encroachment in the adjacent park/greenlands is not permitted.

Should further information be required, please contact Nicholas Rocchetti, Park Planning Assistant, Community Services Department at 905-615-3200 ext. 4659 or via email Nicholas.Rocchetti@mississauga.ca.

Comments Prepared by: Nicholas Rocchetti, Park Planning Assistant

Appendix 4 – CVC

Re: CVC File No. A 23/144-149

Municipality File No. A 144-149/23

Fuad Mashal

129 Fairview Road West

City of Mississauga

Credit Valley Conservation (CVC) staff have reviewed the subject applications and offer comments based on the following roles and responsibilities:

1. Delegated Responsibilities – providing comments representing the provincial interest regarding natural hazards (except forest fires) as identified in Section 3.1 of the *Provincial Policy Statement (2020)*;
2. Regulatory Responsibilities – providing comments to ensure the coordination of requirements under the *Conservation Authorities Act Section 28 regulation*, to eliminate unnecessary delay or duplication in process;
3. Source Protection Agency – providing advisory comments to assist with the implementation of the *CTC Source Protection Plan* under the *Clean Water Act*, as applicable.

SITE CHARACTERISTICS:

Based on our mapping, the subject properties are regulated for floodplain and slope hazard associated with Fletcher's Creek. It is the policy of CVC and the Province of Ontario to conserve and protect the significant physical, hydrological and biological features associated with the functions of the above noted characteristics and to recommend that no development be permitted which would adversely affect the natural features or ecological functions of these areas.

ONTARIO REGULATION 160/06:

The properties are subject to the Development, Interference with Wetlands, and Alterations to Shorelines & Watercourses Regulation (Ontario Regulation 160/06). This regulation prohibits altering a watercourse, wetland or shoreline and prohibits development in areas adjacent to the

Lake Ontario shoreline, river and stream valleys, hazardous lands and wetlands, without the prior written approval of CVC (i.e. the issuance of a permit).

Proposals:

A 23/144

It is our understanding that the property owner of 513 Ferncrest Way, zoned R16-2 - Residential, has applied for minor variances 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 setback of the garage face to the common element condominium road/sidewalk of 5.20m (approx. 17.06ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 6.00m (approx. 19.69ft) in this instance;
2. A rear yard setback of 6.93m (approx. 22.74ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback of 7.50m (approx. 24.61ft) in this instance; and,
3. A setback of eaves from the rear lot line of 6.60m (approx. 21.65ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 7.05m (approx. 23.13ft) in this instance.

A 23/145

It is our understanding that the property owner of 519 Ferncrest Way, zoned R16-2 - Residential, has applied for minor variances 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 setback of the garage face to the common element condominium road/sidewalk of 5.20m (approx. 17.06ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 6.00m (approx. 19.69ft) in this instance;
2. A rear yard setback of 6.95m (approx. 22.80ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback of 7.50m (approx. 24.61ft) in this instance;
3. A setback from the window well to the rear lot line of 6.35m (approx. 20.83ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 6.50m (approx. 21.33ft) in this instance; and,
4. A setback of eaves from the rear lot line of 6.60m (approx. 21.65ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 7.05m (approx. 23.13ft) in this instance.

A23/146

It is our understanding that the property owner of 525 Ferncrest Way, zoned R16-2 -Residential, has applied for minor variances 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 front yard setback to the landscape wall of 3.01m (approx. 9.88ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 4.50m (approx. 14.76ft) in this instance.

A 23/147

It is our understanding that the property owner of 537 Ferncrest Way, zoned R16-2 - Residential, has applied for minor variances 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 minimum lot frontage of 10.89m (approx. 35.73ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m (approx. 49.21ft) in this instance;
2. A front yard setback of 2.61m (approx. 8.56ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 4.50m (approx. 14.76ft) in this instance;
3. A setback of eaves to the front lot line of 1.86m (approx. 6.10ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 4.05m (approx. 13.29ft) in this instance;
4. A lot coverage of 35.82% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35% in this instance;
5. A driveway width of 5.88m (approx. 19.29ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 5.44m (approx. 17.85ft) in this instance.

A 23/148

The property owner of 543 Ferncrest Way, zoned R16-2 - Residential, has applied for minor variances 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 driveway width of 7.60m (approx. 24.94ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 4.48m (approx. 14.70ft) in this instance;
2. A setback of eaves to the interior side lot line of 1.05m (approx. 3.44ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 1.36m (approx. 4.46ft) in this instance;
3. A setback of a below grade deck to a G1 Zone of 1.92m (approx. 6.30ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 5.00m (approx. 16.40ft) in this instance;
4. A setback of a rear covered porch to a G1 Zone of 1.79m (approx. 5.87ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 5.00m (approx. 16.40ft) in this instance;
5. A setback of the dwelling to a G1 Zone of 2.12m (approx. 6.96ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 5.00m (approx. 16.40ft) in this instance;
6. A setback of eaves to a G1 Zone of 1.05m (approx. 3.44ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 5.00m (approx. 16.40ft) in this instance;
7. A setback of the front porch to a G1 Zone of 2.11m (approx. 6.92ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 5.00m (approx. 16.40ft) in this instance;
8. A setback of a driveway hammerhead from a G1 Zone of 1.07m (approx. 3.51ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 5.00m (approx. 16.40ft) in this instance;
9. A setback of a driveway from a G1 Zone of 2.17m (approx. 7.12ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 5.00m (approx. 16.40ft) in this instance;
10. A setback of a low stone landscape wall from a G1 Zone of 1.91m (approx. 6.27ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 5.00m (approx. 16.40ft) in this instance; and,
11. A setback of a built-in planter to a G1 Zone of 4.56m (approx. 14.96ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 5.00m (approx. 16.40ft) in this instance.

A23/149

The property owner of 0 McLaughlin Road, zoned R16-2 - Residential, has applied for minor variances under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow the construction of a common element road and common element sidewalk proposing:

1. A common element road width of 6.00m (approx. 19.69ft) whereas By-law 0225-2007, as amended, requires a minimum width of 7.00m (approx. 22.97ft) in this instance; and,
2. A common element sidewalk width of 1.20m (approx. 3.94ft) whereas By-law 0225-2007, as amended, requires a minimum width of 2.00m (approx. 6.56ft) in this instance.

Comments:

Based on the review of the information, CVC staff have **no concerns** and **no objection** to the approval of the requested minor variances by the Committee at this time. CVC staff have reviewed the proposed developments through Site Plan Approval (SP 18 38 W11) and Plan of Subdivision (T-M6005 W11).

Regarding file A 23/146 it is our understanding that there is no encroachment into the G1 Zone and as such we have no objection.

CVC permits are required for the developments as proposed. Upon approval of the Minor Variances, the applicant is to contact CVC to apply for permits.

Please circulate CVC any future correspondence regarding this application.

I trust that these comments are sufficient. Please do not hesitate to contact the undersigned at 905-670-1615 (ext. 268) should you have any further questions or concerns.

Comments Prepared by: Beata Pakulski, Planner

Appendix 5 – Region of Peel**Minor Variance: A-23-144M – A-23-148M – 513 to 543 Ferncrest Way**

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 905.791.7800 x7973 or by email at siteplanservicing@peelregion.ca.
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals are required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at siteplanservicing@peelregion.ca.

Planning: Patrycia Menko (905) 791-7800 x3114

- The following applications fall within the regulated area of the Credit Valley Conservation Authority (CVC): A-23-144M, A-23-147M, A-23-148M, A-23-149M. We rely on the environmental expertise of the CVC for the review of development applications located within or adjacent to the regulated area in Peel and the impact of natural hazards on

proposed development. We, therefore, request that City staff consider comments from the CVC and incorporate their requirements appropriately. Final approval of this application requires all environmental concerns to be addressed to the satisfaction of the CVC.

- Please also be advised that applications A-23-148M and A-23-149M are located within a Core Valley Corridor Area of the Greenlands System in Peel as identified under policy 2.14.5 of the Regional Official Plan (ROP). Development and site alteration are prohibited in Core Areas of the Greenlands System, with the exceptions of listed in 2.14.15, which are subject to policy 2.14.16. The applicant must ensure Core Areas are not damaged or destroyed. If the Core Area is intentionally damaged or destroyed, the Region or City will require replacement or restoration of the ecological features, functions and/or landforms as a condition of development approval (ROP 2.14.17).

Comments Prepared by: Patrycia Menko, Junior Planner



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

Files: A144-149.23

Ward: 11

In Person and Virtual Public Hearing

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 properties, or are the agent/interested party/owner of the properties for the application.

Details of the application and meeting information:

The property owner of 513 Ferncrest Way, zoned R16-2 - Residential, has applied for minor variances 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 setback of the garage face to the common element condominium road/sidewalk of 5.20m (approx. 17.06ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 6.00m (approx. 19.69ft) in this instance;
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3. A setback of eaves from the rear lot line of 6.60m (approx. 21.65ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 7.05m (approx. 23.13ft) in this instance.

The Committee has set **Thursday, June 15, 2023 at 1:00 PM** for the public hearing on this matter. The hearing will begin promptly at the noted start time and all items on the agenda will be heard in the order shown.

In Person Hearing:

This hearing will be held in person at Mississauga Civic Centre, Council Chambers, 300 City Centre Drive, 2nd Floor. If you wish to speak at the hearing regarding this matter, please note the following:

- Advance registration is preferred to speak at the hearing in person. Please email committee.adjustment@mississauga.ca by 4:30 p.m. on the Friday prior to the meeting.
- If you intend to make a presentation you must choose one of the following options:
 1. Provide a copy of your electronic presentation in .pdf or PowerPoint format to committee.adjustment@mississauga.ca by 4:30 on the Friday prior to the meeting **OR**
 2. Bring your presentation material in paper copy or on your laptop or tablet so it can be projected using our Document Camera.

Virtual Hearing:

- **To participate electronically (computer, tablet or smartphone):** Advance registration is required to speak at the virtual hearing. If you intend to make a presentation at the virtual hearing you must send your request to speak and your presentation material (as an attachment) via email to committee.adjustment@mississauga.ca no later than 4:30 p.m. on the Friday prior to the hearing.
- **To participate by telephone:** Advance registration is required to speak in the virtual hearing. To register, please call 905-615-3200 x2408 no later than 4:30 p.m. on the Friday prior to the hearing. You must provide your name, phone number, and the application file number. Committee staff will provide you with further details prior to the start of the hearing.
- **If you wish to view the public hearing online please use the following link:**
<http://www.mississauga.ca/portal/cityhall/council-and-committee-videos>

How to submit a written comment:

Written comments to the Committee must be received no later than 4:30 p.m. on the Friday prior to the hearing. Submissions are accepted by email at committee.adjustment@mississauga.ca or by mailing the Committee of

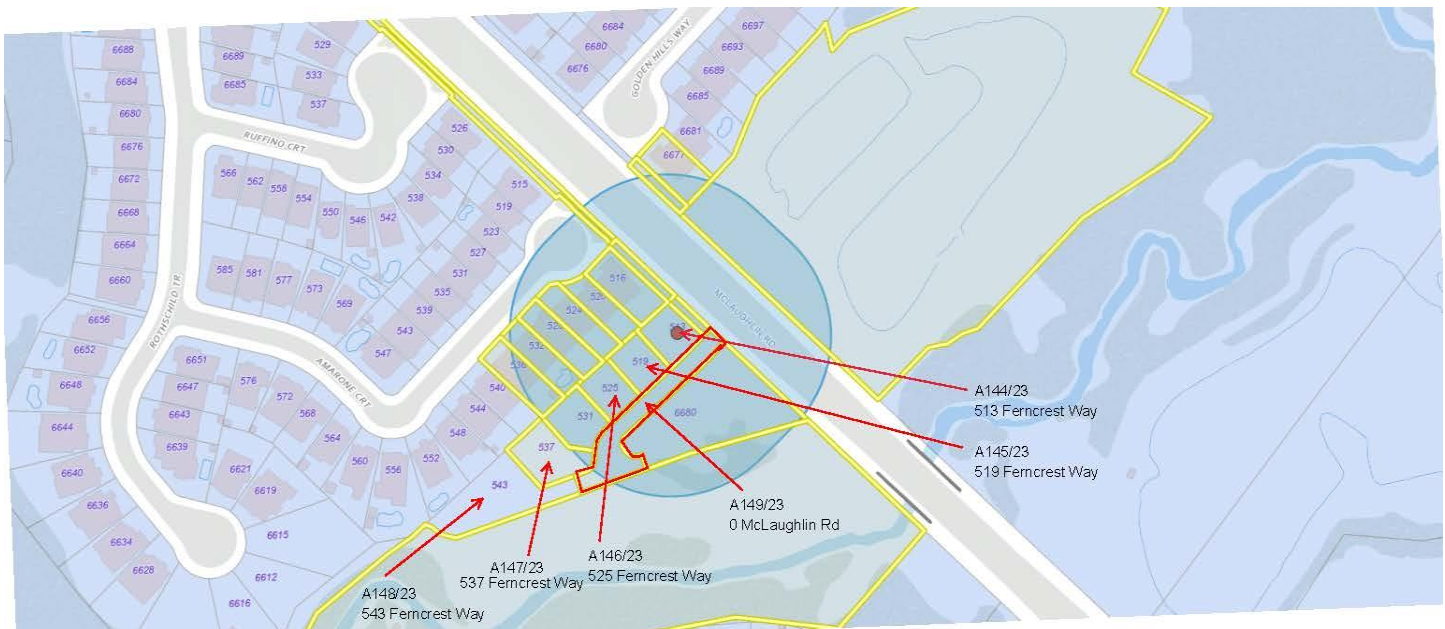
Adjustment, 300 City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. Please include your name, your address, and the application file number or property address you are commenting on.

Additional Information:

- You can get more information on this matter by emailing committee.adjustment@mississauga.ca or calling 905-615-3200 x2408.
- You can review city staff and agency comments one week before the hearing at the following link: <http://www.mississauga.ca/portal/cityhall/calendar>.
- If you wish to be notified of the decision of the Committee, you must submit a written request to committee.adjustment@mississauga.ca. This will also entitle you to be advised of an appeal to the Ontario Land Tribunal.

Legal notice:

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.M.56, 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.M.56, 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.



New! Committee of Adjustment Appeal Process

The Province of Ontario recently passed a major housing bill – Bill 23, the More Homes Built Faster Act, 2022 – which has implications for how planning works in the City of Mississauga. One of the changes limits who is allowed to appeal decisions made by the Committee of Adjustment.

What's Changed?

The new legislation limits who is permitted to appeal decisions of the Committee of Adjustment to the Ontario Land Tribunal (OLT). Going forward, only the applicant, the municipality, certain public bodies and the Minister can appeal a decision to the OLT. Individuals are no longer permitted to do so.

That being said, individuals still have an opportunity to participate in the decision-making process by:

1. Making written or oral submissions to the Committee of Adjustment before it makes a decision. Your feedback helps ensure that the Committee of Adjustment is making its decisions in the public interest according to good planning principles.
2. If a Committee of Adjustment decision is appealed to the OLT, you can request participant status and make written submission to the OLT for consideration as part of the decision-making process. The OLT Citizen Liaison can help you better understand the rules, practices and procedures of the OLT and can be reached at OLT.CLO@ontario.ca.

More information about the Committee of Adjustment is available on the City's website:

<https://www.mississauga.ca/council/committees/committee-of-adjustment/>

City of Mississauga Department Comments

Date Finalized: 2023-06-07	File(s): A149.23 Ward: 11
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2023-06-15 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 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 approve a minor variance to allow the construction of a common element road and common element sidewalk proposing:

1. A common element road width of 6.00m (approx. 19.69ft) whereas By-law 0225-2007, as amended, requires a minimum width of 7.00m (approx. 22.97ft) in this instance; and,
2. A common element sidewalk width of 1.20m (approx. 3.94ft) whereas By-law 0225-2007, as amended, requires a minimum width of 2.00m (approx. 6.56ft) in this instance.

Background

Property Address: 0 McLaughlin Road

Mississauga Official Plan

Character Area: Meadowvale Village NHD
Designation: Res Low Density II

Zoning By-law 0225-2007

Zoning: R16-2 - Residential

Other Applications: A144.23, A145.23, A146.23, A147.23, A148.23

Site and Area Context

The subject property is located south-west of the McLaughlin Road and Rothschild Trail intersection in the Meadowvale Village neighbourhood. The property has a lot area of +/- 1060.89 m² (11419.32 ft²), with a lot frontage of +/- 8.94 m (29.33 ft). The lot is currently vacant and abuts McLaughlin Road. The surrounding area context is predominantly residential, consisting of detached dwellings on similarly sized lots. The property is in close vicinity of publically and privately owned open spaces on the south and east side. Limited landscaping and vegetative elements are present on the subject property.

The applicant is proposing the construction of a common element road and common element sidewalk requiring variances for width for both the road and sidewalk.



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 Meadowvale Village Neighbourhood Character Area and is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits varying built forms, including detached dwellings, semi-detached dwellings, duplex dwellings, triplexes, street townhouses, and other forms of low-rise dwellings with individual frontages. Section 9 of MOP promotes development with appropriate urban form

and site design, regulating that such development is compatible with the existing site conditions, the surrounding context, and the landscape of the character area.

The applicant is proposing variances to the common element road width and the common element sidewalk width. While the proposed walkway and common element road will not meet the size requirement of the by-law, it will provide appropriate access to the units intended to be serviced. Furthermore, the Transportation and Works staff has not raised any concerns. Staff are of the opinion that the application is appropriate to be handled through the minor variance process and that the application raises no concerns of a planning nature.

Comments Prepared by: Shivani Chopra, Planner in Training

Appendices

Appendix 1 – Transportation and Works Comments

From our site inspection of this property and from the attached photos it is evident that the common element road has been constructed. We have reviewed our files and note that this development was reviewed under SP 18-38, however that application was withdrawn and we assume this was because it is classified under the 10 lot threshold with Bill 23. We further note for the Committee's information, that the proposed 6.0m road width does not meet the City's minimum condominium road width of 7.0m, and the proposed 1.2m wide sidewalk does not meet the City's minimum requirement of 2.0m wide for private roads. We submit the following photographs of the current site conditions for the Committee's reference.











Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

We note that a Building Permit is required. In the absence of a Building Permit we are unable to confirm the accuracy of the information provided, or determine whether additional variance(s) may be required. It should be noted that a zoning review has NOT been completed.

The applicant is advised that should they choose to proceed without zoning verification, a full zoning review may result in further variances being required in the future.

Comments Prepared by: Brooke Herczeg, 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 owned by the City of Mississauga, identified as Fletcher's Flats (P-428), classified as a Significant Natural Area within the City's Natural Heritage System, and zoned G1. 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...

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

1. Given that the property is subject to a development application, all of Community Services' comments and/or requirements are being addressed through SP 18-38.
2. Construction access from the adjacent park/greenlands is not permitted.
3. If access is required to City owned lands, a Consent to Enter Agreement/Park Access Permit will be required.
4. Stockpiling of construction materials and encroachment in the adjacent park/greenlands is not permitted.

Should further information be required, please contact Nicholas Rocchetti, Park Planning Assistant, Community Services Department at 905-615-3200 ext. 4659 or via email Nicholas.Rocchetti@mississauga.ca.

Comments Prepared by: Nicholas Rocchetti, Park Planning Assistant

Appendix 4 – CVC

Re: CVC File No. A 23/144-149

Municipality File No. A 144-149/23

Fuad Mashal

129 Fairview Road West

City of Mississauga

Credit Valley Conservation (CVC) staff have reviewed the subject applications and offer comments based on the following roles and responsibilities:

1. Delegated Responsibilities – providing comments representing the provincial interest regarding natural hazards (except forest fires) as identified in Section 3.1 of the *Provincial Policy Statement (2020)*;
2. Regulatory Responsibilities – providing comments to ensure the coordination of requirements under the *Conservation Authorities Act Section 28 regulation*, to eliminate unnecessary delay or duplication in process;
3. Source Protection Agency – providing advisory comments to assist with the implementation of the *CTC Source Protection Plan* under the *Clean Water Act*, as applicable.

SITE CHARACTERISTICS:

Based on our mapping, the subject properties are regulated for floodplain and slope hazard associated with Fletcher's Creek. It is the policy of CVC and the Province of Ontario to conserve and protect the significant physical, hydrological and biological features associated with the functions of the above noted characteristics and to recommend that no development be permitted which would adversely affect the natural features or ecological functions of these areas.

ONTARIO REGULATION 160/06:

The properties are subject to the Development, Interference with Wetlands, and Alterations to Shorelines & Watercourses Regulation (Ontario Regulation 160/06). This regulation prohibits altering a watercourse, wetland or shoreline and prohibits development in areas adjacent to the Lake Ontario shoreline, river and stream valleys, hazardous lands and wetlands, without the prior written approval of CVC (i.e. the issuance of a permit).

Proposals:

A 23/144

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3. A setback of eaves from the rear lot line of 6.60m (approx. 21.65ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 7.05m (approx. 23.13ft) in this instance.

A 23/145

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1. A setback of the garage face to the common element condominium road/sidewalk of 5.20m (approx. 17.06ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 6.00m (approx. 19.69ft) in this instance;
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3. A setback from the window well to the rear lot line of 6.35m (approx. 20.83ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 6.50m (approx. 21.33ft) in this instance; and,
4. A setback of eaves from the rear lot line of 6.60m (approx. 21.65ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 7.05m (approx. 23.13ft) in this instance.

A23/146

It is our understanding that the property owner of 525 Ferncrest Way, zoned R16-2 -Residential, has applied for minor variances 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 front yard setback to the landscape wall of 3.01m (approx. 9.88ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 4.50m (approx. 14.76ft) in this instance.

A 23/147

It is our understanding that the property owner of 537 Ferncrest Way, zoned R16-2 - Residential, has applied for minor variances 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 minimum lot frontage of 10.89m (approx. 35.73ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m (approx. 49.21ft) in this instance;
2. A front yard setback of 2.61m (approx. 8.56ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 4.50m (approx. 14.76ft) in this instance;
3. A setback of eaves to the front lot line of 1.86m (approx. 6.10ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 4.05m (approx. 13.29ft) in this instance;
4. A lot coverage of 35.82% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35% in this instance;
5. A driveway width of 5.88m (approx. 19.29ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 5.44m (approx. 17.85ft) in this instance.

A 23/148

The property owner of 543 Ferncrest Way, zoned R16-2 - Residential, has applied for minor variances 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 driveway width of 7.60m (approx. 24.94ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 4.48m (approx. 14.70ft) in this instance;
2. A setback of eaves to the interior side lot line of 1.05m (approx. 3.44ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 1.36m (approx. 4.46ft) in this instance;
3. A setback of a below grade deck to a G1 Zone of 1.92m (approx. 6.30ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 5.00m (approx. 16.40ft) in this instance;
4. A setback of a rear covered porch to a G1 Zone of 1.79m (approx. 5.87ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 5.00m (approx. 16.40ft) in this instance;
5. A setback of the dwelling to a G1 Zone of 2.12m (approx. 6.96ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 5.00m (approx. 16.40ft) in this instance;
6. A setback of eaves to a G1 Zone of 1.05m (approx. 3.44ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 5.00m (approx. 16.40ft) in this instance;
7. A setback of the front porch to a G1 Zone of 2.11m (approx. 6.92ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 5.00m (approx. 16.40ft) in this instance;

8. A setback of a driveway hammerhead from a G1 Zone of 1.07m (approx. 3.51ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 5.00m (approx. 16.40ft) in this instance;

9. A setback of a driveway from a G1 Zone of 2.17m (approx. 7.12ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 5.00m (approx. 16.40ft) in this instance;

10. A setback of a low stone landscape wall from a G1 Zone of 1.91m (approx. 6.27ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 5.00m (approx. 16.40ft) in this instance; and,

11. A setback of a built-in planter to a G1 Zone of 4.56m (approx. 14.96ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 5.00m (approx. 16.40ft) in this instance.

A23/149

The property owner of 0 McLaughlin Road, zoned R16-2 - Residential, has applied for minor variances under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow the construction of a common element road and common element sidewalk proposing:

1. A common element road width of 6.00m (approx. 19.69ft) whereas By-law 0225-2007, as amended, requires a minimum width of 7.00m (approx. 22.97ft) in this instance; and,

2. A common element sidewalk width of 1.20m (approx. 3.94ft) whereas By-law 0225-2007, as amended, requires a minimum width of 2.00m (approx. 6.56ft) in this instance.

Comments:

Based on the review of the information, CVC staff have **no concerns** and **no objection** to the approval of the requested minor variances by the Committee at this time. CVC staff have reviewed the proposed developments through Site Plan Approval (SP 18 38 W11) and Plan of Subdivision (T-M6005 W11).

Regarding file A 23/146 it is our understanding that there is no encroachment into the G1 Zone and as such we have no objection.

CVC permits are required for the developments as proposed. Upon approval of the Minor Variances, the applicant is to contact CVC to apply for permits.

Please circulate CVC any future correspondence regarding this application.

I trust that these comments are sufficient. Please do not hesitate to contact the undersigned at 905-670-1615 (ext. 268) should you have any further questions or concerns.

Comments Prepared by: Beata Pakulski, Planner

Appendix 5- Region of Peel

We have no comments or objections

Comments Prepared by: Patrycia Menko, Junior Planner



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A161.23
Ward: 1

In Person and Virtual Public Hearing

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 1393 Brackencrest Road, zoned R2-4-Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve minor variances to permit existing landscape alterations and a rear yard cabana proposing:

1. A porch encroachment of 1.74m (approx. 5.70ft) into the front yard whereas By-law 0225-2007, as amended, permits a porch encroachment of 1.60m (approx. 5.24ft) into the front yard in this instance;
2. A set of planters encroaching 2.36m (approx. 7.74ft) into the required front yard whereas By-law 0225-2007, as amended, does not permit planters to encroach into the front yard in this instance; and,
3. An accessory structure area of 31.02 sq.m (approx. 333.89sq.ft) whereas By-law 0225-2007, as amended, permits an accessory structure area of 20.00 sq.m (approx. 215.27sq.ft) in this instance.

The Committee has set **Thursday, June 15, 2023 at 1:00 PM** for the public hearing on this matter. The hearing will begin promptly at the noted start time and all items on the agenda will be heard in the order shown.

In Person Hearing:

This hearing will be held in person at Mississauga Civic Centre, Council Chambers, 300 City Centre Drive, 2nd Floor. If you wish to speak at the hearing regarding this matter, please note the following:

- Advance registration is preferred to speak at the hearing in person. Please email committee.adjustment@mississauga.ca by 4:30 p.m. on the Friday prior to the meeting.
- If you intend to make a presentation you must choose one of the following options:
 1. Provide a copy of your electronic presentation in .pdf or PowerPoint format to committee.adjustment@mississauga.ca by 4:30 on the Friday prior to the meeting **OR**
 2. Bring your presentation material in paper copy or on your laptop or tablet so it can be projected using our Document Camera.

Virtual Hearing:

- **To participate electronically (computer, tablet or smartphone):** Advance registration is required to speak at the virtual hearing. If you intend to make a presentation at the virtual hearing you must send your request to speak and your presentation material (as an attachment) via email to committee.adjustment@mississauga.ca no later than 4:30 p.m. on the Friday prior to the hearing.
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How to submit a written comment:

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

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Legal notice:

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New! Committee of Adjustment Appeal Process

The Province of Ontario recently passed a major housing bill – Bill 23, the More Homes Built Faster Act, 2022 – which has implications for how planning works in the City of Mississauga. One of the changes limits who is allowed to appeal decisions made by the Committee of Adjustment.

What's Changed?

The new legislation limits who is permitted to appeal decisions of the Committee of Adjustment to the Ontario Land Tribunal (OLT). Going forward, only the applicant, the municipality, certain public bodies and the Minister can appeal a decision to the OLT. Individuals are no longer permitted to do so.

That being said, individuals still have an opportunity to participate in the decision-making process by:

1. Making written or oral submissions to the Committee of Adjustment before it makes a decision. Your feedback helps ensure that the Committee of Adjustment is making its decisions in the public interest according to good planning principles.
2. If a Committee of Adjustment decision is appealed to the OLT, you can request participant status and make written submission to the OLT for consideration as part of the decision-making process. The OLT Citizen Liaison can help you better understand the rules, practices and procedures of the OLT and can be reached at OLT.CLO@ontario.ca.

More information about the Committee of Adjustment is available on the City's website:

<https://www.mississauga.ca/council/committees/committee-of-adjustment/>

City of Mississauga Department Comments

Date Finalized: 2023-06-07	File(s): A161.23 Ward: 1
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2023-06-15 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.

Application Details

The applicant requests the Committee to approve minor variances to permit existing landscape alterations and a rear yard cabana proposing:

1. A porch encroachment of 1.74m (approx. 5.70ft) into the front yard whereas By-law 0225-2007, as amended, permits a porch encroachment of 1.60m (approx. 5.24ft) into the front yard in this instance;
2. A set of planters encroaching 2.36m (approx. 7.74ft) into the required front yard whereas By-law 0225-2007, as amended, does not permit planters to encroach into the front yard in this instance; and,
3. An accessory structure area of 31.02 sq.m (approx. 333.89sq.ft) whereas By-law 0225-2007, as amended, permits an accessory structure area of 20.00 sq.m (approx. 215.27sq.ft) in this instance.

Background

Property Address: 1393 Brackencrest Road

Mississauga Official Plan

Character Area: Mineola Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

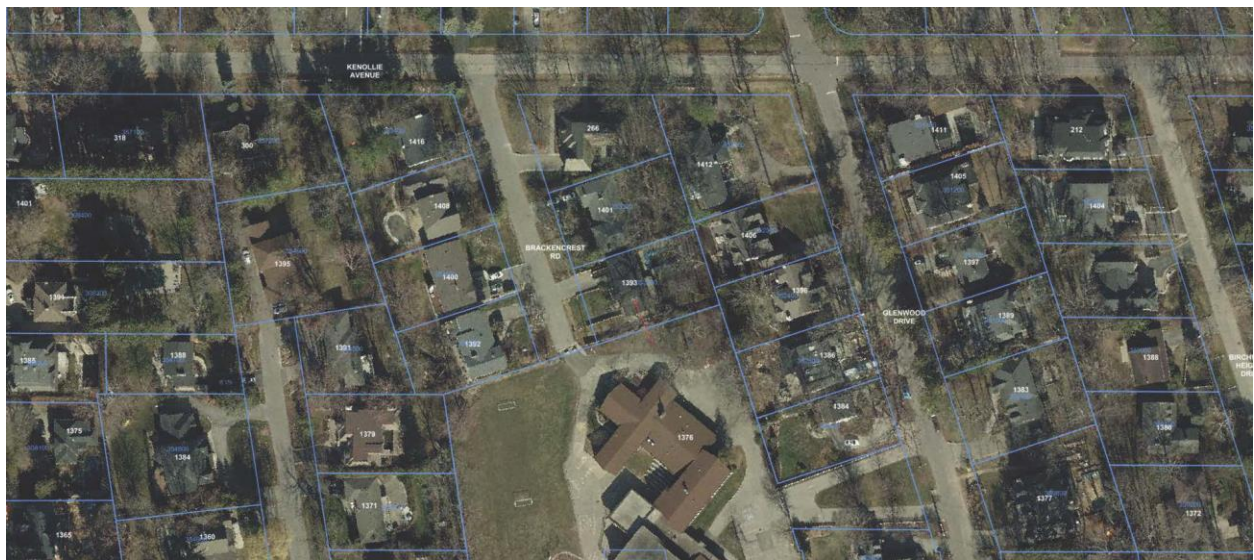
Zoning: R2-4-Residential

Other Applications: Building Permit application under file PREAPP 23-5848.

Site and Area Context

The subject property is located in the Mineola Neighbourhood Character Area, southeast of the Kenollie Avenue and Stavebank Road intersection. Abutting the subject property to the south is Kenollie Public School. The subject property contains a two-storey detached dwelling with vegetation in the front yard. The surrounding area consists of one and two-storey detached dwellings with mature vegetation in the front yards.

The applicant is proposing variances to permit existing landscape alterations and an accessory structure. Variances for encroachments and accessory structure are requested.



Comments

Planning

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

Staff comments concerning the application are as follows:

The subject property is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan (MOP). The Residential Low Density I designation permits detached dwellings.

Variance #1 and 2 are related to encroachments. The applicant is proposing a porch and planters that will encroach into the front yard. Staff have no concerns with these variances as these structures do not present massing concerns and the existing detached dwelling meets all front yard setback requirements.

Variance #3 pertains to accessory structure area. The intent of the zoning by-law provisions regarding accessory structures is to ensure that the structures are proportional to the lot and dwelling and are clearly accessory, while not presenting any massing concerns to neighbouring lots. The proposed structure is clearly accessory, proportional to the lot, and dwelling and create no massing concerns. Staff note that no variances for setbacks, lot coverage or height are required, which can have the effect of creating a disproportional structure with excessive massing. Furthermore, no other accessory structures exist or are being proposed on the subject property and the proposal is still below the combined accessory structure area requirement.

Staff's opinion that the applicant's proposal is sympathetic to the surrounding area and does not impact 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 the proposed cabana and landscaping will be addressed by our Development Construction Section through the future Building Permit process. Enclosed are pictures of the front landscaping and the also the concrete pad where the cabana will sit.







Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a Building Permit application under file PREAPP 23-5848. Based on review of the information currently available for this building permit, the variances, as requested are correct.

Our comments are based on the plans received by Zoning staff on 03/10/23 for the above captioned building permit application. Please note that should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the site plan approval process, these comments may no longer be valid. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission procedure, separately through the site plan approval process in order to receive updated comments.

Comments Prepared by: Adam McCormack, Zoning Examiner

City Department and Agency Comments	File:A161.23	2023/06/07	7
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Appendix 3 – Region of Peel

We have no comments or objections.

Comments Prepared by: Patrycia Menko, Junior Planner



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A165.23
Ward: 7

In Person and Virtual Public Hearing

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 146 Consulate Road, zoned R4- Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow the construction of a below grade entrance proposing an area occupied per walkout of 4.30sq m (approx. 46.29sq. ft) whereas By-law 0225-2007, as amended, permits a maximum area of 0.00sq m in this instance.

The Committee has set **Thursday, June 15, 2023 at 1:00 PM** for the public hearing on this matter. The hearing will begin promptly at the noted start time and all items on the agenda will be heard in the order shown.

In Person Hearing:

This hearing will be held in person at Mississauga Civic Centre, Council Chambers, 300 City Centre Drive, 2nd Floor. If you wish to speak at the hearing regarding this matter, please note the following:

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Virtual Hearing:

- **To participate electronically (computer, tablet or smartphone):** Advance registration is required to speak at the virtual hearing. If you intend to make a presentation at the virtual hearing you must send your request to speak and your presentation material (as an attachment) via email to committee.adjustment@mississauga.ca no later than 4:30 p.m. on the Friday prior to the hearing.
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What's Changed?

The new legislation limits who is permitted to appeal decisions of the Committee of Adjustment to the Ontario Land Tribunal (OLT). Going forward, only the applicant, the municipality, certain public bodies and the Minister can appeal a decision to the OLT. Individuals are no longer permitted to do so.

That being said, individuals still have an opportunity to participate in the decision-making process by:

1. Making written or oral submissions to the Committee of Adjustment before it makes a decision. Your feedback helps ensure that the Committee of Adjustment is making its decisions in the public interest according to good planning principles.
2. If a Committee of Adjustment decision is appealed to the OLT, you can request participant status and make written submission to the OLT for consideration as part of the decision-making process. The OLT Citizen Liaison can help you better understand the rules, practices and procedures of the OLT and can be reached at OLT.CLO@ontario.ca.

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City of Mississauga Department Comments

Date Finalized: 2023-06-07	File(s): A165.23 Ward: 7
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2023-06-15 1:00:00 PM

Consolidated Recommendation

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

Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of a below grade entrance proposing an area occupied per walkout of 4.30sq m (approx. 46.29sq. ft) whereas By-law 0225-2007, as amended, permits a maximum area of 0.00sq m in this instance.

Amendments

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

1. A below grade stairwell located in the exterior side yard, whereas By-law 0225-2007, as amended, does not permit a below grade stairwell in the exterior side yard, in this instance;
2. A new pedestrian entrance facing a street to facilitate a second unit, whereas By-law 0225-2007, as amended, does not permit a new pedestrian entrance facing a street to facilitate a second unit, in this instance.

Recommended Conditions and Terms

The applicant shall maintain a wooden privacy fence screening the entrance from the Consulate Road and Paisley Boulevard West frontages with a minimum height of 1.8m and in accordance with the Fence By-law.

Background

Property Address: 146 Consulate Road

Mississauga Official Plan

Character Area: Cooksville Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

Zoning: R4- Residential

Other Applications: SEC UNIT 22-4383

Site and Area Context

The subject property is located on the north side of Paisley Boulevard West, west of the Confederation Parkway intersection. It currently contains a two-storey detached dwelling with a lot area of +/- 510.36m² (5,493.5ft²). Some vegetative elements are present in the front and exterior side yards. The surrounding area context is predominantly residential, consisting of a mix of detached, semi-detached, and apartment dwellings.

The applicant is proposing a below grade entrance to facilitate a second unit in the exterior side yard, requiring a variance for the location.



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 I in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits detached, semi-detached, and duplex dwellings. The applicant is proposing a secondary unit within a permitted dwelling. Staff note that the entrance is appropriately hidden behind the existing privacy fence and are satisfied that the general intent and purpose of the official plan are maintained.

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

The intent of the regulations surrounding second unit and below grade entrances are to ensure that the entrances do not negatively impact the overall streetscape. In this instance the applicant has screened the entrance with a privacy fence, appropriately screening the stairwell from the streetscape. Staff are satisfied that any negative impact to the streetscape has been appropriately mitigated and that the general intent and purpose of the zoning by-law have been maintained.

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

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

Comments Prepared by: Shivani Chopra, Planner in Training

Appendices

Appendix 1 – Transportation and Works Comments

We note that the Transportation and Works Department has no objections to the existing below grade entrance as it will not impact or alter the existing grading and drainage pattern for this property.



Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a Building Permit under file SEC UNIT 22-4383. Based on review of the information currently available in this permit application, we advise that the variances should be amended as follows:

1. A below grade stairwell located in the exterior side yard, whereas By-law 0225-2007, as amended, does not permit a below grade stairwell in the exterior side yard, in this instance;

2. A new pedestrian entrance facing a street to facilitate a second unit, whereas By-law 0225-2007, as amended, does not permit a new pedestrian entrance facing a street to facilitate a second unit, 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: Brandon Eidner, Zoning Examiner

Appendix 3 – Region of Peel

Minor Variance: A-23-165M – 146 Consulate Road

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 905.791.7800 x7973 or by email at siteplanservicing@peelregion.ca.
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals are required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at siteplanservicing@peelregion.ca.

Comments Prepared by: Patrycia Menko, Junior Planner



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A167.23 A168.23
Ward: 1

In Person and Virtual Public Hearing

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 1035 Caven St, zoned RM7-6 - Residential, has applied for a minor variance under Section 45 of the Planning Act. A167/23 and A168/23

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

1. A minimum lot frontage of 7.62m (approx. 25.00ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 9.00m (approx. 29.53ft) in this instance;
2. A lot coverage of 44.71% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% in this instance; and,
3. A lot area of 290.00sq m (approx. 3121.53sq ft) whereas By-law 0225-2007, as amended, requires a minimum lot area of 340.00sq m (approx. 3659.73sq ft) in this instance.

The Committee has set **Thursday, June 15, 2023 at 1:00 PM** for the public hearing on this matter. The hearing will begin promptly at the noted start time and all items on the agenda will be heard in the order shown.

In Person Hearing:

This hearing will be held in person at Mississauga Civic Centre, Council Chambers, 300 City Centre Drive, 2nd Floor. If you wish to speak at the hearing regarding this matter, please note the following:

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- If you wish to be notified of the decision of the Committee, you must submit a written request to committee.adjustment@mississauga.ca. This will also entitle you to be advised of an appeal to the Ontario Land Tribunal.

Legal notice:

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.M.56, 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.M.56, 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.



New! Committee of Adjustment Appeal Process

The Province of Ontario recently passed a major housing bill – Bill 23, the More Homes Built Faster Act, 2022 – which has implications for how planning works in the City of Mississauga. One of the changes limits who is allowed to appeal decisions made by the Committee of Adjustment.

What's Changed?

The new legislation limits who is permitted to appeal decisions of the Committee of Adjustment to the Ontario Land Tribunal (OLT). Going forward, only the applicant, the municipality, certain public bodies and the Minister can appeal a decision to the OLT. Individuals are no longer permitted to do so.

That being said, individuals still have an opportunity to participate in the decision-making process by:

1. Making written or oral submissions to the Committee of Adjustment before it makes a decision. Your feedback helps ensure that the Committee of Adjustment is making its decisions in the public interest according to good planning principles.
2. If a Committee of Adjustment decision is appealed to the OLT, you can request participant status and make written submission to the OLT for consideration as part of the decision-making process. The OLT Citizen Liaison can help you better understand the rules, practices and procedures of the OLT and can be reached at OLT.CLO@ontario.ca.

More information about the Committee of Adjustment is available on the City's website:

<https://www.mississauga.ca/council/committees/committee-of-adjustment/>

City of Mississauga Department Comments

Date Finalized: 2023-06-07	File(s): A167.23 A168.23 Ward: 1
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2023-06-15 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.

Application Details

A167/23 and A168/23

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

1. A minimum lot frontage of 7.62m (approx. 25.00ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 9.00m (approx. 29.53ft) in this instance;
2. A lot coverage of 44.71% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% in this instance; and,
3. A lot area of 290.00sq m (approx. 3121.53sq ft) whereas By-law 0225-2007, as amended, requires a minimum lot area of 340.00sq m (approx. 3659.73sq ft) in this instance.

Background

Property Address: 1035 Caven St

Mississauga Official Plan

Character Area: Lakeview Neighbourhood
Designation: Residential Medium Density

Zoning By-law 0225-2007

Zoning: RM7-6 - Residential

Other Applications: B26.22**Site and Area Context**

The subject property is located within the Lakeview Neighbourhood Character Area, northeast of the Cawthra Road and Lakeshore Road East intersection. The immediate area consists of a mix of detached and semi-detached dwellings. A property containing three residential apartments is located north-west of the subject property on Caven Street. General retail commercial plazas are located south of the subject property on Lakeshore Road East. Lots having low-density dwellings in the immediate area have frontages ranging from approximately 7.5m (24.61ft) to 22.9m (75.13ft) with mature vegetation in the front yards. The subject property contains an existing one-storey dwelling with mature vegetation in the front yard.

The applicant is proposing two new semi-detached dwellings, requiring variances for lot frontage, area and 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 are as follows:

The subject property is designated Residential Medium Density in Schedule 10 of the Mississauga Official Plan (MOP) permits townhouses. The subject properties are also located on lands identified as Special Site 13 in the Lakeview Local Area Plan (LAP). Special Site 13 permits additional uses on the subject property, including semi-detached dwellings.

The Committee approved application B26.22 on April 14th, 2022. At that time, the applicant did not request variances for reduced lot area or frontage. As such, the applicant has applied for reduced frontages and areas in applications A167.23 and A168.23. The applicant is also requesting variance #2 for lot coverage of 44.71%, where a maximum lot coverage of 35% is permitted.

With respect to variances #1 and 3, the proposed frontages and areas are consistent with other semi-detached lots found within the immediate area and contributes to the eclectic nature of the existing and planned community. The official plan and zoning by-law envisions a mix of dwelling types with an eclectic lot fabric in the surrounding area.

Variance #2 pertains to lot coverage. While the numerical value of the proposed coverage appears excessive, staff is of the opinion that the proposed coverage is consistent with lots found in the immediate area and does not represent an overdevelopment of the lots.

It is staff's opinion that the applicant's proposal is sympathetic to the surrounding area and does not impact 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 the proposed dwelling will be addressed by our Development Construction Section through the future Building Permit process.



Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

We note that a Building Permit is required. In the absence of a Building Permit we are unable to confirm the accuracy of the information provided, or determine whether additional variance(s) may be required. It should be noted that a zoning review has NOT been completed.

The applicant is advised that should they choose to proceed without zoning verification, a full zoning review may result in further variances being required in the future.

Comments Prepared by: Brooke Herczeg, Zoning Examiner

Appendix 3 – Metrolinx

1035 Caven St

Metrolinx is in receipt of the minor variance application for 1035 Caven St, to facilitate the construction of two new semi-detached dwellings on the previously severed lots. Metrolinx's comments on the subject application are noted below:

- The subject property is located within 300m 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 Farah.Faroque@metrolinx.com with questions and to initiate the registration process. (It should be noted that the registration process can take up to 6 weeks).
- The Proponent shall provide confirmation to Metrolinx, that the following warning clause has been inserted into all Development Agreements, Offers to Purchase, and Agreements of Purchase and Sale or Lease of each dwelling unit within 300 metres of the Railway Corridor

Warning: The Applicant is advised that the subject land is 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 subject land. The Applicant is further advised that there may be alterations to or expansions of the rail or other transit 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 or alter their operations, which expansion or alteration may affect the environment of the occupants in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual lots, blocks or units

Comments Prepared by: Farah Faroque, Intern

Appendix 4 – Region of Peel

We have no comments or objections.

Comments Prepared by: Patrycia Menko, Junior Planner



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A179.23
Ward: 5

In Person and Virtual Public Hearing

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 5608 Cosmic Cres, zoned RM2-3 - 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 dwelling proposing:

1. An interior side yard setback to hard surface landscaping of 0.15m (approx. 0.49ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 0.61m (approx. 2.00 ft) in this instance;
2. A rear yard setback to hard surface landscaping of 0.35m (approx. 1.15ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 0.61m (approx. 2.00ft) in this instance;
3. A southern setback to the lot line from the inside wall of the hot tub of 1.22m (approx. 4.00ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 1.50m (approx. 4.92ft) in this instance; and,
4. A rear yard setback to the lot line from the inside wall of the hot tub of 1.10m (approx. 3.61ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 1.50m (approx. 4.92ft) in this instance.

The Committee has set **Thursday, June 15, 2023 at 1:00 PM** for the public hearing on this matter. The hearing will begin promptly at the noted start time and all items on the agenda will be heard in the order shown.

In Person Hearing:

This hearing will be held in person at Mississauga Civic Centre, Council Chambers, 300 City Centre Drive, 2nd Floor. If you wish to speak at the hearing regarding this matter, please note the following:

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<http://www.mississauga.ca/portal/cityhall/council-and-committee-videos>

How to submit a written comment:

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

Additional Information:

- You can get more information on this matter by emailing committee.adjustment@mississauga.ca or calling 905-615-3200 x2408.
- You can review city staff and agency comments one week before the hearing at the following link: <http://www.mississauga.ca/portal/cityhall/calendar>.
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That being said, individuals still have an opportunity to participate in the decision-making process by:

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City of Mississauga Department Comments

Date Finalized: 2023-06-07	File(s): A179.23 Ward: 5
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2023-06-15 1:00:00 PM

Consolidated Recommendation

The City has no objections to the application.

Application Details

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

1. An interior side yard setback to hard surface landscaping of 0.15m (approx. 0.49ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 0.61m (approx. 2.00 ft) in this instance;
2. A rear yard setback to hard surface landscaping of 0.35m (approx. 1.15ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 0.61m (approx. 2.00ft) in this instance;
3. A southern setback to the lot line from the inside wall of the hot tub of 1.22m (approx. 4.00ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 1.50m (approx. 4.92ft) in this instance; and,
4. A rear yard setback to the lot line from the inside wall of the hot tub of 1.10m (approx. 3.61ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 1.50m (approx. 4.92ft) in this instance.

Background

Property Address: 5608 Cosmic Cres

Mississauga Official Plan

Character Area: Hurontario Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

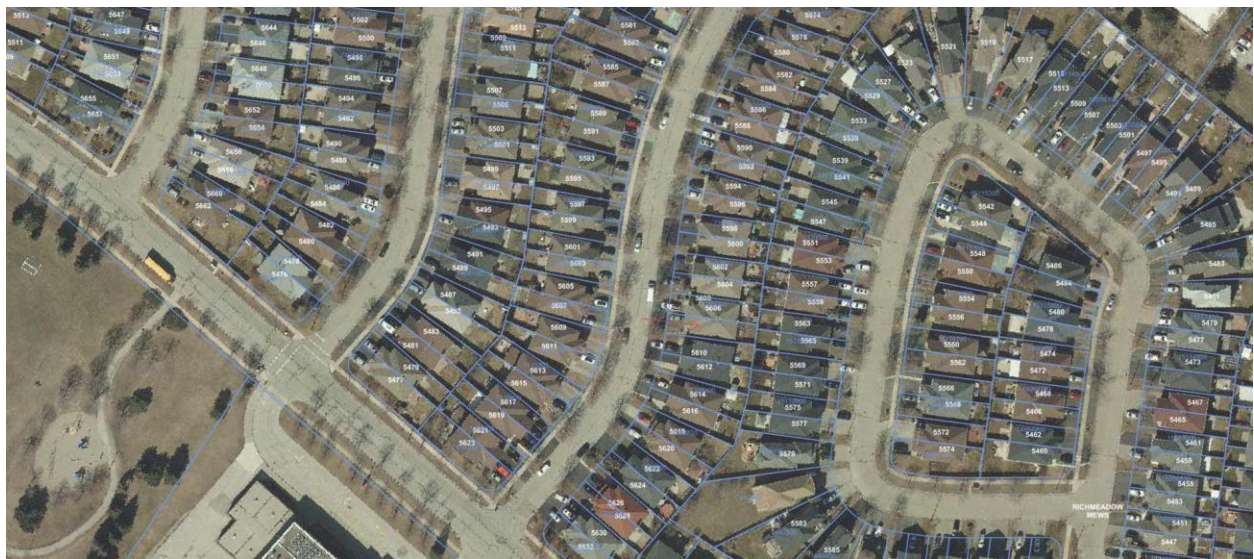
Zoning: RM2-3 - Residential

Other Applications: None

Site and Area Context

The subject property is located north-east of the Hurontario Street and Bristol Road East intersection. It currently contains a two-storey semi-detached dwelling with an attached garage. Limited landscaping and vegetative elements are present in both the front and rear yards, consistent with the surrounding area. The surrounding area context is predominantly residential, consisting of semi-detached dwellings on lots of similar sizes as well as detached dwellings.

The applicant is proposing hardscaping and a hot tub in the rear yard requiring variances for setbacks to both the hardscaping and the hot tub.



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 Hurontario Neighbourhood Character Area and is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits a variety of residential built forms, including semi-detached dwellings. Section 9 of MOP promotes development with appropriate urban form and site design, regulating that such development is compatible with the existing site conditions, the surrounding context, and the landscape of the character area. Planning staff note that the proposal creates no massing concerns and maintains the residential character of the property. 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?

Variances 1 & 2 request reduced setbacks to hardscaping in the rear yard. The intent of this regulation in the by-law is to ensure that appropriate drainage patterns can be maintained. The reductions requested by the applicant represent minimal deviations from the permissions of the by-law. Staff further note that Transportation and Works staff have not raised any drainage related concerns.

Variances 3 & 4 relate to setbacks to the inside wall of a hot tub. The intent of these setbacks are to ensure that there is sufficient space for any maintenance or repairs that need to be made without needing to encroach onto a neighbour's property. In addition, in the event there is a major leak, it protects adjacent neighbour's properties in case their foundation is close to the lot line. Staff note that the requested setback reduction is required from the interior side lot line to the hot tub. The requested setbacks represent minor deviations from the minimum required and staff are of the opinion that the proposed setback will provide sufficient space for maintenance or repairs to the hot tub.

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 impacts of the proposal are minor in nature. Furthermore staff are satisfied that the application represents appropriate development of the subject property

Comments Prepared by: Shivani Chopra, Planner in Training

Appendices

Appendix 1 – Transportation and Works Comments

We note that the Transportation and Works Department has no objections to the request which we understand pertains to the existing Hot Tub.



Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

In the absence of a Development application we are unable to confirm the accuracy of the information provided, or determine whether additional variance(s) may be required. It should be noted that a zoning review has NOT been completed. The applicant is advised that should they choose to proceed without zoning verification, a full zoning review may result in further variances being required in the future.

For scope of work that does not require Site Plan Approval/Building Permit/Zoning Certificate of Occupancy Permit, the applicant may consider applying for a Preliminary Zoning Review application. A detailed site plan drawing and architectural plans are required for a detailed zoning review to be completed. A minimum of 6-8 weeks is required depending on the complexity of the proposal and the quality of information submitted.

Comments Prepared by: Brooke Herczeg, Zoning Examiner

Appendix 3 – Region of Peel

We have no comments or objections.

Comments Prepared by: Patrycia Menko, Junior Planner



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A180.23
Ward: 8

In Person and Virtual Public Hearing

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 2351 Robin Dr, zoned R1- 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 trailer on the driveway proposing:

1. A travel trailer height of 3.20m (approx. 10.50ft) whereas By-law 0225-2007, as amended, permits a maximum height of 3.00m (approx. 9.84ft) in this instance; and,
2. A travel trailer length of 7.00m (approx. 22.97ft) whereas By-law 0225-2007, as amended, permits a maximum length of 5.20m (approx. 17.06ft) in this instance.

The Committee has set **Thursday, June 15, 2023 at 1:00 PM** for the public hearing on this matter. The hearing will begin promptly at the noted start time and all items on the agenda will be heard in the order shown.

In Person Hearing:

This hearing will be held in person at Mississauga Civic Centre, Council Chambers, 300 City Centre Drive, 2nd Floor. If you wish to speak at the hearing regarding this matter, please note the following:

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City of Mississauga Department Comments

Date Finalized: 2023-06-07	File(s): A180.23
To: Committee of Adjustment	Ward: 8
From: Committee of Adjustment Coordinator	Meeting date:2023-06-15 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 a trailer on the driveway proposing:

1. A travel trailer height of 3.20m (approx. 10.50ft) whereas By-law 0225-2007, as amended, permits a maximum height of 3.00m (approx. 9.84ft) in this instance; and,
2. A travel trailer length of 7.00m (approx. 22.97ft) whereas By-law 0225-2007, as amended, permits a maximum length of 5.20m (approx. 17.06ft) in this instance.

Amendments

While Planning staff is not in a position to provide an interpretation of the zoning by-law, staff note that the following variance should be amended as follows:

1. A travel trailer height of 3.20m (approx. 10.50ft) whereas By-law 0225-2007, as amended, permits a maximum height of 2.00m (approx. 6.56ft) in this instance; and,

Background

Property Address: 2351 Robin Dr

Mississauga Official Plan

Character Area: Sheridan Neighbourhood
Designation: Greenlands & Residential Low Density I

Zoning By-law 0225-2007**Zoning: R1- Residential****Other Applications: none****Site and Area Context**

The subject property is located within the Sheridan Neighbourhood Character Area, southeast of the Erin Mills Parkway and Dundas Street West intersection. The area consists of a mix of uses, including one and two-storey single detached dwellings, a mall containing commercial uses and utility and open space uses. Residential properties in the immediate area contain mature vegetation in the front yards. The subject property contains a one-storey single detached dwelling with little vegetation in the front yard.

The application proposes to permit a trailer requiring variances related to trailer length and height.

**Comments****Planning**

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

Staff comments concerning the application are as follows:

The subject property is designated Greenlands and Residential Low Density I in Schedule 10 of the Mississauga Official Plan (MOP). The Residential Low Density II designation permits detached dwellings.

The applicant is requesting minor variances to allow a travel trailer to be located on a driveway located in the front yard of the subject property. The zoning by-law permits trailers on driveways subject to specific parameters outlined in section 4.1.11.1.1 of the zoning by-law. Staff is of the opinion that variance #1 is in accurate and that the application, if approved, should be amended as noted above.

Planning staff is of the opinion that the variances requested are excessive and that the drawings provided do not indicate any existing or proposed screening measures to mitigate any potential massing impacts caused by the trailer. Staff are concerned that the variances, if approved, will cause significant massing impacts to adjacent property owners and the streetscape.

As such, staff recommend the application be refused.

Comments Prepared by: Connor DiPietro, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

This Department has no objections, comments or requirements with respect to C.A. 'A' 180.23.

Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

In the absence of a Development application we are unable to confirm the accuracy of the information provided, or determine whether additional variance(s) may be required. It should be noted that a zoning review has NOT been completed. The applicant is advised that should they choose to proceed without zoning verification, a full zoning review may result in further variances being required in the future.

For scope of work that does not require Site Plan Approval/Building Permit/Zoning Certificate of Occupancy Permit, the applicant may consider applying for a Preliminary Zoning Review application. A detailed site plan drawing and architectural plans are required for a detailed zoning review to be completed. A minimum of 6-8 weeks is required depending on the complexity of the proposal and the quality of information submitted.

Comments Prepared by: Brooke Herczeg, Zoning Examiner

Appendix 3 – CVC

Re: CVC File No. A 23/180

Municipality File No. A 180/23

En Hui Lin

2351 Robin Dr

City of Mississauga

Credit Valley Conservation (CVC) staff have reviewed the subject application and offer comments based on the following roles and responsibilities:

1. Delegated Responsibilities – providing comments representing the provincial interest regarding natural hazards (except forest fires) as identified in Section 3.1 of the *Provincial Policy Statement (2020)*;
2. Regulatory Responsibilities – providing comments to ensure the coordination of requirements under the *Conservation Authorities Act Section 28 regulation*, to eliminate unnecessary delay or duplication in process;
3. Source Protection Agency – providing advisory comments to assist with the implementation of the *CTC Source Protection Plan* under the *Clean Water Act*, as applicable.

SITE CHARACTERISTICS:

Based on our mapping, the subject property is regulated for slope hazard associated with Loyalist Creek. It is the policy of CVC and the Province of Ontario to conserve and protect the significant physical, hydrological and biological features associated with the functions of the above noted characteristics and to recommend that no development be permitted which would adversely affect the natural features or ecological functions of these areas.

ONTARIO REGULATION 160/06:

The property is subject to the Development, Interference with Wetlands, and Alterations to Shorelines & Watercourses Regulation (Ontario Regulation 160/06). This regulation prohibits altering a watercourse, wetland or shoreline and prohibits development in areas adjacent to the Lake Ontario shoreline, river and stream valleys, hazardous lands and wetlands, without the prior written approval of CVC (i.e. the issuance of a permit).

Proposal:

It is our understanding that the property owner of 2351 Robin Dr, zoned R1- 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 trailer on the driveway proposing:

1. A travel trailer height of 3.20m (approx. 10.50ft) whereas By-law 0225-2007, as amended, permits a maximum height of 3.00m (approx. 9.84ft) in this instance; and,
2. A travel trailer length of 7.00m (approx. 22.97ft) whereas By-law 0225-2007, as amended, permits a maximum length of 5.20m (approx. 17.06ft) in this instance.

Comments:

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

A CVC permit is not required for parking of the trailer on the driveway.

Please circulate CVC any future correspondence regarding this application.

I trust that these comments are sufficient. Please do not hesitate to contact the undersigned at 905-670-1615 (ext. 268) should you have any further questions or concerns.

Comments Prepared by: Beata Pakulski, Planner

Appendix 4 – Region of Peel**Minor Variance: A-23-180M – 2351 Robin Dr**

Planning: Patrycia Menko (905) 791-7800 x3114

Comments:

- The subject land is located in the regulated area of the Credit Valley Conservation Authority (CVC). We rely on the environmental expertise of the CVC for the review of development applications located within or adjacent to the regulated area in Peel and the impact of natural hazards on proposed development. We therefore request that City staff consider comments from the CVC and incorporate their requirements appropriately.

Final approval of this application requires all environmental concerns to be addressed to the satisfaction of the CVC.

- Please also be advised that the subject land is located within a Core Valley Corridor Area and Core Woodland of the Greenlands System in Peel as identified under policy 2.14.5 of the Regional Official Plan (ROP). Development and site alteration are prohibited in Core Areas of the Greenlands System, with the exceptions of listed in 2.14.15, which are subject to policy 2.14.16. The applicant must ensure Core Areas are not damaged or destroyed. If the Core Area is intentionally damaged or destroyed, the Region or City will require replacement or restoration of the ecological features, functions and/or landforms as a condition of development approval (ROP 2.14.17).

Comments Prepared by: Patrycia Menko, Junior Planner



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A181.23
Ward: 1

In Person and Virtual Public Hearing

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 1036 Lakeshore Road East, zoned E2-21 - Employment, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow a banquet hall proposing:

1. To continue to permit Oasis Catering LTD, 1207238 Ontario Inc and Inca Hospitality to operate a banquet hall on site in an E2 Zone whereas By-law 0225-2007, as amended, does not permit a banquet hall in this instance;
2. To continue to permit 167 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 238 parking spaces in this instance;
3. To continue to permit no loading spaces whereas By-law 0225-2007, as amended, requires a minimum of 2 loading spaces in this instance; and,
4. To continue to permit a drive aisle width of 6.00m (approx. 19.69ft) whereas By-law 0225-2007, as amended, requires a minimum drive aisle width of 7.00m (approx. 23.00ft) in this instance.

The Committee has set **Thursday, June 15, 2023 at 1:00 PM** for the public hearing on this matter. The hearing will begin promptly at the noted start time and all items on the agenda will be heard in the order shown.

In Person Hearing:

This hearing will be held in person at Mississauga Civic Centre, Council Chambers, 300 City Centre Drive, 2nd Floor. If you wish to speak at the hearing regarding this matter, please note the following:

- Advance registration is preferred to speak at the hearing in person. Please email committee.adjustment@mississauga.ca by 4:30 p.m. on the Friday prior to the meeting.
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- You can get more information on this matter by emailing committee.adjustment@mississauga.ca or calling 905-615-3200 x2408.
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- If you wish to be notified of the decision of the Committee, you must submit a written request to committee.adjustment@mississauga.ca. This will also entitle you to be advised of an appeal to the Ontario Land Tribunal.

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.M.56, 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.M.56, 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.



The Province of Ontario recently passed a major housing bill – Bill 23, the More Homes Built Faster Act, 2022 – which has implications for how planning works in the City of Mississauga. One of the changes limits who is allowed to appeal decisions made by the Committee of Adjustment.

The new legislation limits who is permitted to appeal decisions of the Committee of Adjustment to the Ontario Land Tribunal (OLT). Going forward, only the applicant, the municipality, certain public bodies and the Minister can appeal a decision to the OLT. Individuals are no longer permitted to do so.

1. Making written or oral submissions to the Committee of Adjustment before it makes a decision. Your feedback helps ensure that the Committee of Adjustment is making its decisions in the public interest according to good planning principles.
2. If a Committee of Adjustment decision is appealed to the OLT, you can request participant status and make written submission to the OLT for consideration as part of the decision-making process. The OLT Citizen Liaison can help you better understand the rules, practices and procedures of the OLT and can be reached at OLT.CLO@ontario.ca.

More information about the Committee of Adjustment is available on the City's website:
<https://www.mississauga.ca/council/committees/committee-of-adjustment/>

City of Mississauga Department Comments

Date Finalized: 2023-06-07	File(s): A181.23
To: Committee of Adjustment	Ward: 1
From: Committee of Adjustment Coordinator	Meeting date:2023-06-15 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 a banquet hall proposing:

1. To continue to permit Oasis Catering LTD, 1207238 Ontario Inc and Inca Hospitality to operate a banquet hall on site in an E2 Zone whereas By-law 0225-2007, as amended, does not permit a banquet hall in this instance;
2. To continue to permit 167 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 238 parking spaces in this instance;
3. To continue to permit no loading spaces whereas By-law 0225-2007, as amended, requires a minimum of 2 loading spaces in this instance; and,
4. To continue to permit a drive aisle width of 6.00m (approx. 19.69ft) whereas By-law 0225-2007, as amended, requires a minimum drive aisle width of 7.00m (approx. 23.00ft) in this instance.

Background

Property Address: 1036 Lakeshore Road East

Mississauga Official Plan

Character Area: Lakeview Waterfront Major Node
Designation: Mixed Use & Open Space

Zoning By-law 0225-2007

Zoning: E2-21 - Employment

Other Applications: none

Site and Area Context

The subject site is located within the Lakeview Waterfront Major Node, east of the Cawthra Road and Lakeshore Road East intersection. The south side of Lakeshore Road East consists of employment uses, while the north side of Lakeshore Road East consists of commercial and residential uses. The subject property consists of a one-storey building containing a banquet hall use that has operated since 1998. Significant vegetation is contained within the front yard of the subject property.

The applicant is requesting relief for an existing banquet hall use requiring variances related to the use and the existing parking 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 subject property is designated Mixed Use & Open Space in Schedule 10 of the Mississauga Official Plan (MOP).

Variance #2 pertains to parking spaces. The intent of the zoning by-law in quantifying the required number of parking spaces is to ensure that each lot is self-sufficient in providing

adequate parking accommodations based upon its intended use. Section 8.4 of the official plan contemplates potential reductions in parking requirements and alternative parking arrangements in appropriate situations. Municipal Parking staff have reviewed the variance request and note as follows:

Per the site plan and application provided by the applicant, the subject unit is an existing banquet hall that has been in operation since 1998. The building Gross Floor Area (GFA) has not been provided. The applicant indicates that a total of 167 parking spaces are available on the subject site, however 238 parking spaces are required. Per the applicant's indicated deficiency, they are deficient by 71 parking spaces or 30%. Municipal Parking staff are unable to verify the accuracy of the variance, as the applicant has provided limited parking information and not provided the building's GFA. Per By-law 0225-2007, as amended, a banquet hall use in all parking precincts requires 10.8 parking spaces per 100 m² (1076.39ft²) GFA non-residential.

Zoning staff have also advised that in the absence of a development application they are unable to confirm the accuracy of the requested variances and cannot determine whether additional variance(s) may be required.

Municipal Parking staff are concerned that no information regarding the existing and proposed parking demand of the banquet hall facility has been provided by the Applicant. As the banquet hall is currently in operation, existing parking utilization information from the site should be surveyed. Staff require satisfactory information regarding the existing and proposed parking demand at the subject site, including operating hours, designated or shared parking, parking observations and utilization etc.

As the parking deficiency is greater than 10%, per the Parking Terms of Reference a Parking Utilization Study is required. The Applicant should refer to the City's Parking Terms of Reference for parking justification requirements to be included with a formal submission. The applicant should confirm the survey methodology with staff prior to conducting parking surveys.

Given the above, Municipal Parking staff require the application be deferred pending the submission of a satisfactory Parking Utilization Study (PUS).

Based on a review of the application with Zoning staff, it appears a banquet hall use is permitted in the E2 Zone. As such, variance #1 is not required. Transportation and Works staff have not identified any concerns with variances #3 and 4, as such Planning staff have no immediate concerns with these variances. With respect to variance # 2, Planning staff echo T&W staff's concerns and recommend that the application be deferred to allow the applicant an opportunity to submit a satisfactory PUS.

Comments Prepared by: Connor DiPietro, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

This Department has no objections, comments or requirements with respect to C.A. 'A' 181.23.

Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

In the absence of a Development application we are unable to confirm the accuracy of the information provided, or determine whether additional variance(s) may be required. It should be noted that a zoning review has NOT been completed. The applicant is advised that should they choose to proceed without zoning verification, a full zoning review may result in further variances being required in the future.

For scope of work that does not require Site Plan Approval/Building Permit/Zoning Certificate of Occupancy Permit, the applicant may consider applying for a Preliminary Zoning Review application. A detailed site plan drawing and architectural plans are required for a detailed zoning review to be completed. A minimum of 6-8 weeks is required depending on the complexity of the proposal and the quality of information submitted.

Comments Prepared by: Brooke Herczeg, Zoning Examiner

Appendix 3 – Region of Peel

We have no comments or objections.

Comments Prepared by: Patrycia Menko, Junior Planner



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A182.23
Ward: 11

In Person and Virtual Public Hearing

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 22 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. 2 garages (detached + carport) whereas By-law 0225-2007, as amended, permits a maximum of 1 garage in this instance;
2. A westerly interior side yard setback to the second storey eaves overhang of 0.81m (approx. 2.66ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 1.36m (approx. 4.46 ft) in this instance;
3. To permit stairs, stairwells and retaining walls in the exterior side yard whereas By-law 0225-2007, as amended, does not permit stairs, stairwells and retaining walls in the exterior side yard in this instance;
4. An exterior side yard setback to the second storey eaves overhang of 4.59m (approx. 15.06ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 7.05m (approx. 23.13ft) in this instance;
5. A eaves overhang height from average grade of 7.00m (approx. 22.97ft) whereas By-law 0225-2007, as amended, permits a maximum height of 6.40m (approx. 21.00ft) in this instance;
6. 2 kitchens whereas By-law 0225-2007, as amended, permits a maximum of 1 kitchen in this instance;
7. A westerly interior side yard setback to a detached garage of 0.60m (approx. 1.97ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 1.20m (approx. 3.94ft) in this instance;
8. A detached garage interior length of 5.69m (approx. 18.67ft) whereas By-law 0225-2007, as amended, requires a minimum length of 6.00m (approx. 19.69ft) in this instance;
9. A lot coverage of 32.64% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25.00% in this instance;
10. An exterior side yard setback to the stairs, stairwells or retaining walls of 1.70m (approx. 5.58ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 7.50m (approx. 24.61ft) in this instance;
11. A westerly interior side yard setback to the second storey of 1.22m (approx. 4.00ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 1.81m (approx. 5.94ft) in this instance;
12. An exterior side yard setback of 5.00m (approx. 16.40ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 7.50m (approx. 24.61ft) in this instance;
13. A gross floor area (infill residential) of 401.46sq m (approx. 4321.28sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 308.73sq m (approx. 3323.14sq ft) in this instance;
14. An interior side yard setback to detached garage eaves overhang of 0.19m (approx. 0.62ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 0.75m (approx. 2.46ft) in this instance;
15. A northerly interior side yard setback to the second storey of 1.22m (approx. 4.00ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 1.81m (approx. 5.94ft) in this instance; and,
16. A northerly interior side yard setback to the second storey eaves overhang of 0.81m (approx. 2.66ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 1.36m (approx. 4.46ft) in this instance.

The Committee has set **Thursday, June 15, 2023 at 1:00 PM** for the public hearing on this matter. The hearing will begin promptly at the noted start time and all items on the agenda will be heard in the order shown.

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How to submit a written comment:

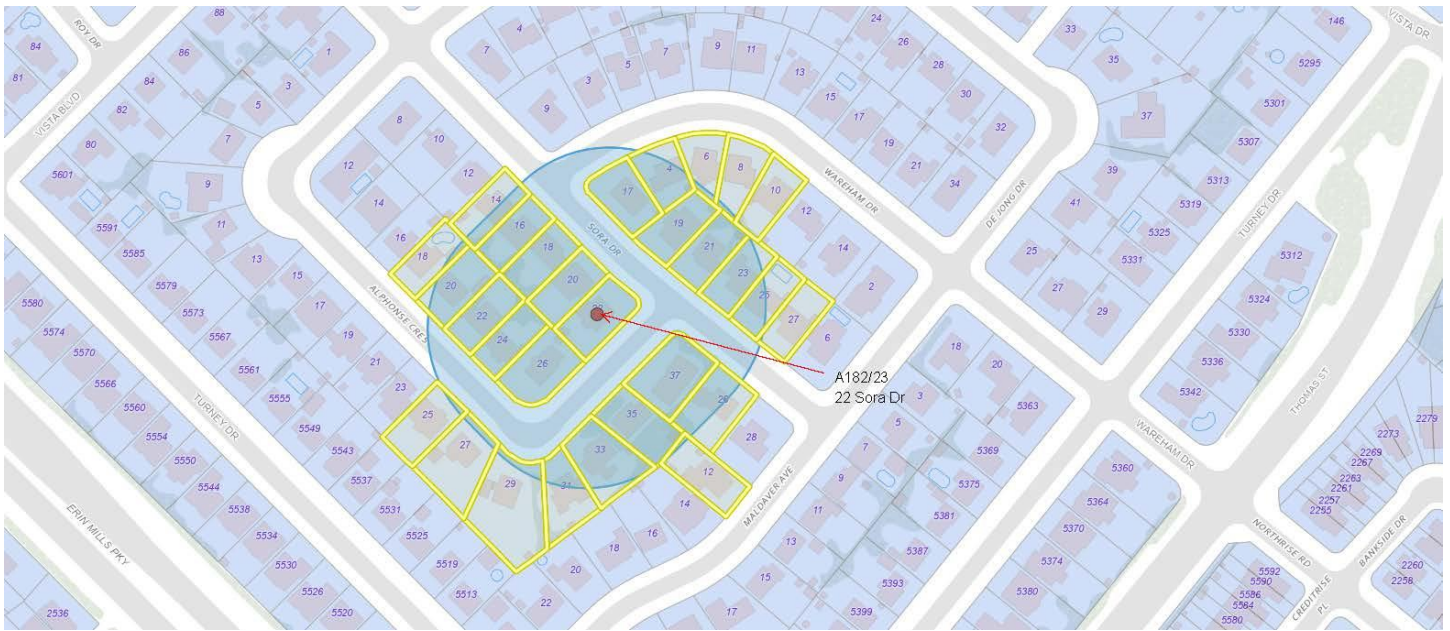
Written comments to the Committee must be received no later than 4:30 p.m. on the Friday prior to the hearing. Submissions are accepted by email at committee.adjustment@mississauga.ca or by mailing the Committee of Adjustment, 300 City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. Please include your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

Additional Information:

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New! Committee of Adjustment Appeal Process

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What's Changed?

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That being said, individuals still have an opportunity to participate in the decision-making process by:

1. Making written or oral submissions to the Committee of Adjustment before it makes a decision. Your feedback helps ensure that the Committee of Adjustment is making its decisions in the public interest according to good planning principles.
2. If a Committee of Adjustment decision is appealed to the OLT, you can request participant status and make written submission to the OLT for consideration as part of the decision-making process. The OLT Citizen Liaison can help you better understand the rules, practices and procedures of the OLT and can be reached at OLT.CLO@ontario.ca.

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City of Mississauga Department Comments

Date Finalized: 2023-06-07	File(s): A182.23 Ward: 11
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2023-06-15 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. 2 garages (detached + carport) whereas By-law 0225-2007, as amended, permits a maximum of 1 garage in this instance;
2. A westerly interior side yard setback to the second storey eaves overhang of 0.81m (approx. 2.66ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 1.36m (approx. 4.46 ft) in this instance;
3. To permit stairs, stairwells and retaining walls in the exterior side yard whereas By-law 0225-2007, as amended, does not permit stairs, stairwells and retaining walls in the exterior side yard in this instance;
4. An exterior side yard setback to the second storey eaves overhang of 4.59m (approx. 15.06ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 7.05m (approx. 23.13ft) in this instance;
5. A eaves overhang height from average grade of 7.00m (approx. 22.97ft) whereas By-law 0225-2007, as amended, permits a maximum height of 6.40m (approx. 21.00ft) in this instance;
6. 2 kitchens whereas By-law 0225-2007, as amended, permits a maximum of 1 kitchen in this instance;
7. A westerly interior side yard setback to a detached garage of 0.60m (approx. 1.97ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 1.20m (approx. 3.94ft) in this instance;
8. A detached garage interior length of 5.69m (approx. 18.67ft) whereas By-law 0225-2007, as amended, requires a minimum length of 6.00m (approx. 19.69ft) in this instance;
9. A lot coverage of 32.64% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25.00% in this instance;
10. An exterior side yard setback to the stairs, stairwells or retaining walls of 1.70m (approx. 5.58ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 7.50m (approx.

24.61ft) in this instance;

11. A westerly interior side yard setback to the second storey of 1.22m (approx. 4.00ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 1.81m (approx. 5.94ft) in this instance;

12. An exterior side yard setback of 5.00m (approx. 16.40ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 7.50m (approx. 24.61ft) in this instance;

13. A gross floor area (infill residential) of 401.46sq m (approx. 4321.28sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 308.73sq m (approx. 3323.14sq ft) in this instance;

14. An interior side yard setback to detached garage eaves overhang of 0.19m (approx. 0.62ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 0.75m (approx. 2.46ft) in this instance;

15. A northerly interior side yard setback to the second storey of 1.22m (approx. 4.00ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 1.81m (approx. 5.94ft) in this instance; and,

16. A northerly interior side yard setback to the second storey eaves overhang of 0.81m (approx. 2.66ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 1.36m (approx. 4.46ft) in this instance.

Amendments

Based on review of the information currently available in this application, variances # 1, 3 - 10, and 12 - 16, as requested are correct.

Furthermore, we note that the following variances should be amended:

7. A **northerly** interior side yard setback to a detached garage of 0.60 m (approx. 1.97ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 1.20 m (approx. 3.94ft), in this instance;

14. A **northerly** interior side yard setback to the detached garage eaves overhang of 0.19 m (approx. 0.62ft) whereas By-law 0225-2007, as amended, requires a minimum setback to the detached garages eaves overhang of 0.75 m (approx. 2.46ft), in this instance;

In addition, the following variance should be added:

17. An unobstructed area for parking within the carport of 2.69 m (approx. 8.83ft) whereas By-law 0225-2006, as amended, requires a minimum unobstructed area for parking of 2.75 m (approx. 9.02ft), in this instance;

Lastly, variances # 2 and 11 can be removed, as they are already captured by # 15 and 16.

Background

Property Address: 22 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: BP 9NEW 23-5894

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 a corner parcel with a lot area of approximately +/- 787.1m² (8,472.3ft²) and moderate vegetative elements are present in the front and exterior side yards. 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 number of garages, various setbacks, below grade entrance location, number of kitchens, detached garage size, 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:

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 is proposing variances to the maximum permitted gross floor area, lot coverage, and eave height. The intent of these regulations are to: prevent the overdevelopment of the lot and limit any massing impacts to the streetscape and abutting properties, maintain compatibility between existing and new dwellings, and lessen the visual massing of the dwelling. Furthermore the applicant has requested multiple variances relating to setbacks.

The proposed gross floor area represents a notable increase from the existing permissions which will have impacts on the massing of the structure. When combined with the requests for eave height, lot coverage and setbacks, the impacts to the streetscape and abutting properties is not minor in nature in the opinion of staff.

City Department and Agency Comments	File:A182.23	2023/06/07	5
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Given the above, Planning staff recommend that the application be deferred in order to allow the applicant to redesign the proposed dwelling.

Comments Prepared by: Shivani Chopra, Planner in Training

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 by our Development Construction Section 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 9NEW 23-5894. Based on review of the information currently available in this application, variances # 1, 3 - 10, and 12 - 16, as requested are correct.

Furthermore, we note that the following variances should be amended:

7. A **northerly** interior side yard setback to a detached garage of 0.60 m (approx. 1.97ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 1.20 m (approx. 3.94ft), in this instance;
14. A **northerly** interior side yard setback to the detached garage eaves overhang of 0.19 m (approx. 0.62ft) whereas By-law 0225-2007, as amended, requires a minimum setback to the detached garages eaves overhang of 0.75 m (approx. 2.46ft), in this instance;

In addition, the following variance should be added:

17. An unobstructed area for parking within the carport of 2.69 m (approx. 8.83ft) whereas By-law 0225-2006, as amended, requires a minimum unobstructed area for parking of 2.75 m (approx. 9.02ft), in this instance;

Lastly, variances # 2 and 11 can be removed, as they are already captured by # 15 and 16.

More information is required to determine the maximum height of the proposed detached garage eaves overhang from established grade, whereas a maximum of 3.00 m is permitted.

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 – Region of Peel

Minor Variance: A-23-182M – 22 Sora Drive

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 905.791.7800 x7973 or by email at siteplanservicing@peelregion.ca.

- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals are required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at siteplanservicing@peelregion.ca.

Comments Prepared by: Patrycia Menko, Junior Planner



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A672.22
Ward: 2

In Person and Virtual Public Hearing

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 2453 Bonner 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 a cabana and landscaping proposing:

1. A cabana with an area of 29.50sq m (approx. 317.54sq ft) whereas By-law 0225-2007, as amended, permits a maximum cabana with an area of 10.00sq m (approx. 107.64sq ft) in this instance;
2. A hard scape setback of 0.31m (approx. 1.02ft) whereas By-law 0225-2007, as amended, requires a minimum hard scape setback of 0.61m (approx. 2.00ft) in this instance; and,
3. A driveway walkway width of 1.716m (approx. 5.63ft) whereas By-law 0225-2007, as amended, permits a maximum driveway walkway width of 1.50m (approx. 4.92ft) in this instance.

The Committee has set **Thursday, June 15, 2023 at 1:00 PM** for the public hearing on this matter. The hearing will begin promptly at the noted start time and all items on the agenda will be heard in the order shown.

In Person Hearing:

This hearing will be held in person at Mississauga Civic Centre, Council Chambers, 300 City Centre Drive, 2nd Floor. If you wish to speak at the hearing regarding this matter, please note the following:

- Advance registration is preferred to speak at the hearing in person. Please email committee.adjustment@mississauga.ca by 4:30 p.m. on the Friday prior to the meeting.
- If you intend to make a presentation you must choose one of the following options:
 1. Provide a copy of your electronic presentation in .pdf or PowerPoint format to committee.adjustment@mississauga.ca by 4:30 on the Friday prior to the meeting **OR**
 2. Bring your presentation material in paper copy or on your laptop or tablet so it can be projected using our Document Camera.

Virtual Hearing:

- **To participate electronically (computer, tablet or smartphone):** Advance registration is required to speak at the virtual hearing. If you intend to make a presentation at the virtual hearing you must send your request to speak and your presentation material (as an attachment) via email to committee.adjustment@mississauga.ca no later than 4:30 p.m. on the Friday prior to the hearing.
- **To participate by telephone:** Advance registration is required to speak in the virtual hearing. To register, please call 905-615-3200 x2408 no later than 4:30 p.m. on the Friday prior to the hearing. You must provide your name, phone number, and the application file number. Committee staff will provide you with further details prior to the start of the hearing.
- **If you wish to view the public hearing online please use the following link:**
<http://www.mississauga.ca/portal/cityhall/council-and-committee-videos>

How to submit a written comment:

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

Additional Information:

- You can get more information on this matter by emailing committee.adjustment@mississauga.ca or calling 905-615-3200 x2408.
- You can review city staff and agency comments one week before the hearing at the following link: <http://www.mississauga.ca/portal/cityhall/calendar>.
- If you wish to be notified of the decision of the Committee, you must submit a written request to committee.adjustment@mississauga.ca. This will also entitle you to be advised of an appeal to the Ontario Land Tribunal.

Legal notice:

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.M.56, 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.M.56, 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.



New! Committee of Adjustment Appeal Process

The Province of Ontario recently passed a major housing bill – Bill 23, the More Homes Built Faster Act, 2022 – which has implications for how planning works in the City of Mississauga. One of the changes limits who is allowed to appeal decisions made by the Committee of Adjustment.

What's Changed?

The new legislation limits who is permitted to appeal decisions of the Committee of Adjustment to the Ontario Land Tribunal (OLT). Going forward, only the applicant, the municipality, certain public bodies and the Minister can appeal a decision to the OLT. Individuals are no longer permitted to do so.

That being said, individuals still have an opportunity to participate in the decision-making process by:

1. Making written or oral submissions to the Committee of Adjustment before it makes a decision. Your feedback helps ensure that the Committee of Adjustment is making its decisions in the public interest according to good planning principles.
2. If a Committee of Adjustment decision is appealed to the OLT, you can request participant status and make written submission to the OLT for consideration as part of the decision-making process. The OLT Citizen Liaison can help you better understand the rules, practices and procedures of the OLT and can be reached at OLT.CLO@ontario.ca.

More information about the Committee of Adjustment is available on the City's website:

<https://www.mississauga.ca/council/committees/committee-of-adjustment/>

City of Mississauga Department Comments

Date Finalized: 2023-06-07	File(s): A672.22
To: Committee of Adjustment	Ward: 2
From: Committee of Adjustment Coordinator	Meeting date:2023-06-15 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.

Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of a cabana and landscaping proposing:

1. A cabana with an area of 29.50sq m (approx. 317.54sq ft) whereas By-law 0225-2007, as amended, permits a maximum cabana with an area of 10.00sq m (approx. 107.64sq ft) in this instance;
2. A hard scape setback of 0.31m (approx. 1.02ft) whereas By-law 0225-2007, as amended, requires a minimum hard scape setback of 0.61m (approx. 2.00ft) in this instance; and,
3. A driveway walkway width of 1.716m (approx. 5.63ft) whereas By-law 0225-2007, as amended, permits a maximum driveway walkway width of 1.50m (approx. 4.92ft) in this instance.

Amendments

The Building Department is currently processing a Building Permit under file BP 9ALT 22-3189. Based on review of the information currently available in this application, we advise that the variances should be amended as follows:

1. A cabana with an area of 29.60sq m (approx. 318.61sq ft) whereas By-law 0225-2007, as amended, permits a maximum cabana with an area of 10.00sq m (approx. 107.64sq ft) in this instance;
2. A setback of 0.31m (approx. 1.02ft) to hard surface landscaping in the rear yard, whereas By-law 0225-2007, as amended, requires a minimum setback of 0.61m (approx. 2.00ft) to hard surface landscaping in the rear yard, in this instance;

City Department and Agency Comments	File:A672.22	2023/06/07	2
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Furthermore, we advise that the following variance should be added:

4. A setback of 0.31m (approx. 1.02ft) to the nearest part of the driveway, whereas By-law 0225-2007, as amended, requires a minimum setback of 0.6m (approx. 2.00ft) to the nearest part of the driveway, in this instance;

Background

Property Address: 2453 Bonner Rd

Mississauga Official Plan

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

Zoning By-law 0225-2007

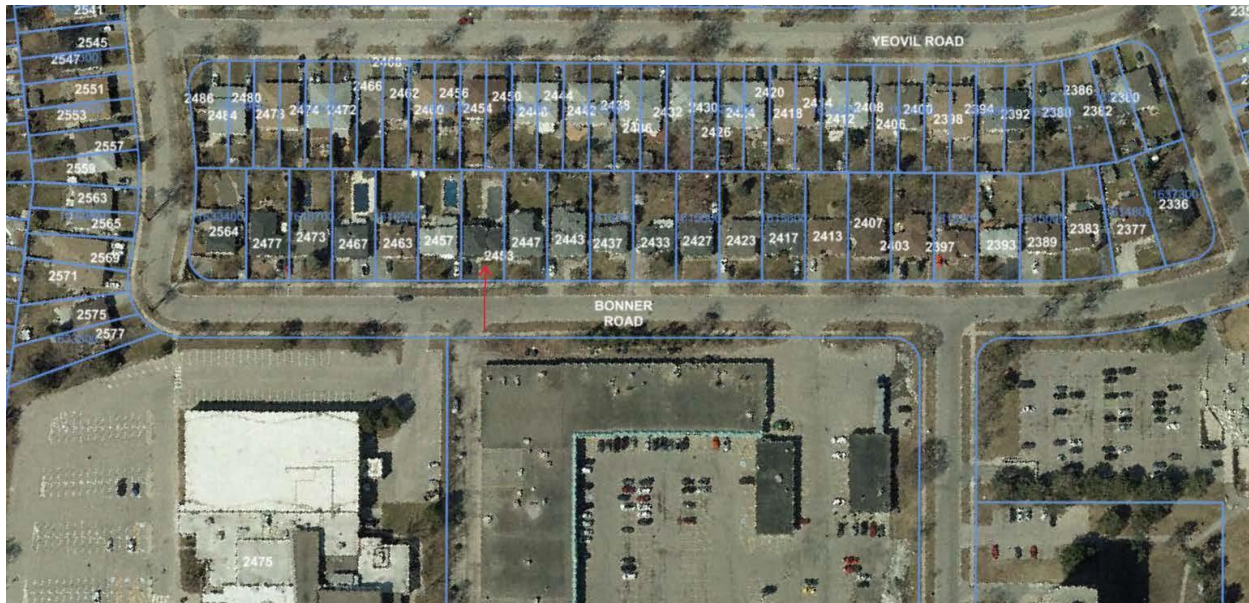
Zoning: R3 - Residential

Other Applications: Building permit BP 9ALT 22-3189

Site and Area Context

The subject property is located within the Clarkson – Lorne Park Neighbourhood, east of the Winston Churchill Boulevard and Truscott Drive intersection. The neighbourhood contains a mix of uses. Residential uses exist primarily in the form of one and two-storey detached and semi-detached dwellings with little mature vegetation in the front yards. The subject property contains a two-storey detached dwelling with little vegetation in the front yard.

The applicant is proposing a cabana and landscaping requiring variances related to accessory structure area, setback to hardscaping and walkway attachment width.



Comments

Planning

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

Staff comments concerning the application are as follows:

The Committee deferred the above noted application on January 12, 2023. The Committee echoed staff's concerns with respect to the accuracy of the requested variances. Further, the labelling on the applicant's drawings were labelled ambiguously and that the proposed increased cabana area was excessive.

Zoning staff have reviewed the revised proposal for accuracy and noted amendments from the original application.

The applicant has reduced variance #1, the cabana area, from 40.09m² (440.24ft²) to 29.5m² (317.54ft²) and reduced variance #3, the walkway attachment width, from 2.84m (9.32ft) to 1.72m (5.63ft).

Variance #1 is for cabana area. The intent of the zoning by-law provisions regarding accessory structures is to ensure that the structures are proportional to the lot and dwelling and are clearly accessory, while not presenting any massing concerns to neighbouring lots. The proposed structure is clearly accessory, proportional to the lot, and dwelling and create no massing concerns. Staff note that no variances for setbacks, lot coverage, height or gross floor area are required, which can have the effect of creating a disproportional structure with excessive massing.

Variance #2 is for a setback to hard surface landscaping. The intent of this portion of the by-law is to ensure that an appropriate buffer exists between abutting properties to allow for adequate drainage. Transportation and Works staff have indicated that in this instance, the deck paving is sufficiently setback from all lot lines and can accommodate a swale to allow for proper drainage.

Variances # 3 relates to a walkway attachment. Staff have no concerns with this variance as the proposed walkway is not wide enough to accommodate a parking space and the value of the variance represents a minor deviation from the requirement.

Staff's opinion is that the applicant has revised proposal addresses concerns raised from the first submission and is sympathetic to the surrounding area and does not impact 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 the proposed cabana and landscaping are being addressed by our Development Construction Section through the Building Permit process, File BP 9ALT-22/3189.

Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a Building Permit under file BP 9ALT 22-3189. Based on review of the information currently available in this application, we advise that the variances should be amended as follows:

1. A cabana with an area of **29.60**sq m (approx. 318.61sq ft) whereas By-law 0225-2007, as amended, permits a maximum cabana with an area of 10.00sq m (approx. 107.64sq ft) in this instance;
2. A setback of 0.31m (approx. 1.02ft) to hard surface landscaping in the rear yard, whereas By-law 0225-2007, as amended, requires a minimum setback of 0.61m (approx. 2.00ft) to hard surface landscaping in the rear yard, in this instance;

In addition, variance # 3 can't be confirmed at this time and the following minor variance should be added:

3. A setback of 0.31m (approx. 1.02ft) to the nearest part of the driveway, whereas By-law 0225-2007, as amended, requires a minimum setback of 0.6m (approx. 2.00ft) to the nearest part of the driveway, 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: Brandon Eidner, Zoning Examiner

Appendix 3 – Region of Peel

Please apply previous comments.

Comments Prepared by: Patrycia Menko, Junior Planner