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## Committee of Adjustment

**Date:** December 14, 2023  
**Time:** 3:30 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  
George Carlson  
Wajeeha Shahrukh  
Timothy Rowan  
Janice Robinson  
Ken Ellis

### Contacts

Tamoor Chaudhary, Committee of Adjustment Coordinator, Legislative Services  
905-615-3200 ext.3662  
[tamoor.chaudhary@mississauga.ca](mailto:tamoor.chaudhary@mississauga.ca)

Taranjeet Uppal, Committee of Adjustment Coordinator, Legislative Services  
905-615-3200 ext.3817  
[taranjeet.uppal@mississauga.ca](mailto:taranjeet.uppal@mississauga.ca)

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

### ***Send written submissions or request notification of future meetings to:***

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

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1. CALL TO ORDER
  2. DECLARATION OF CONFLICT OF INTEREST
  3. DEFERRALS OR WITHDRAWALS
  4. MATTERS TO BE CONSIDERED
    - 4.1 B60.23, B61.23  
0, 6719, and 6749 Glen Erin Drive (Ward 9)
    - 4.2 A459.23  
68 Maplewood Road (Ward 1)
    - 4.3 A462.23  
3585 Mavis Road (Ward 7)
    - 4.4 A473.23  
77 Ben Machree Drive (Ward 1)
    - 4.5 A479.23  
190 Kenollie Ave (Ward 1)
    - 4.6 A482.23  
1990 Lushes Avenue (Ward 2)
    - 4.7 A483.23  
5435 Maingate Drive (Ward 5)
    - 4.8 A486.23  
3600 Hurontario Street (Ward 7)
    - 4.9 A491.23  
3980 McDowell Drive (Ward 10)
    - 4.10 A492.23  
1757 Rowntree Court (Ward 3)
    - 4.11 A323.23  
395 Square One Drive, 4225 & 4235 Confederation Parkway, & 4220 Living Arts Drive (Ward 4)
  5. OTHER BUSINESS
  6. ADJOURNMENT



# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: B60.23 B61.23

Ward: 9

## 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 0, 6719, and 6749 Glen Erin Drive, zoned RA4-45 and H-RA4-45- Residential, has applied for Consent under Section 53 of the Planning Act. B60/23

The applicant requests the Consent of the Committee to sever a parcel of land for the creation of a new lot and an easement. The new lot has a frontage of approximately 64.60m (approx. 211.94ft) and an area of approximately 1.29 acres (5220.45sq m).

B61/23

The applicant requests the Consent of the Committee to sever a parcel of land for the purposes of a lot addition. The parcel has an area of approximately 0.004acres (16.19sq m). The new parcel will be added to the property immediately to the south known as 6719 Glen Erin Drive.

The Committee has set **Thursday, December 14, 2023 at 3:30 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown.

### How to participate:

Public participation at hearings helps the Committee make informed decisions. There are several methods to participate:

- **In person:** The hearing will be held in person at Mississauga Civic Centre, Council Chambers, 300 City Centre Drive, 2<sup>nd</sup> Floor. Advance registration is preferred if you wish to speak at the hearing in person. If you wish to make a presentation you must send your request to speak and your presentation (as an attachment) via email to [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca) by 4:30 PM on the Friday prior to the hearing. A document projector will also be available, if preferred.
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- **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](mailto:committee.adjustment@mississauga.ca) or by mailing the Committee of Adjustment, 300 City Centre Drive 2<sup>nd</sup> Floor, Mississauga, ON L5B 3C1. Please include your name, your address, and the application file number or property address you are commenting on.

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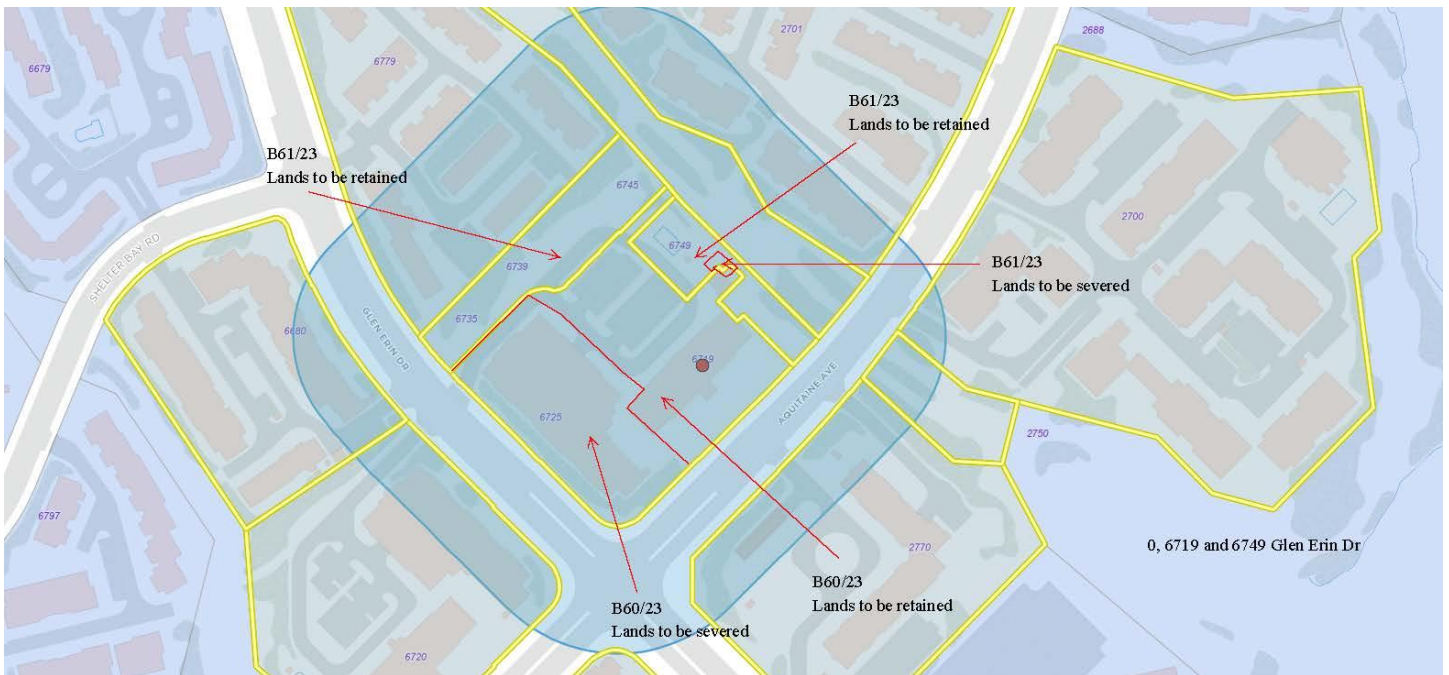
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If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Committee of Adjustment via email at [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca) or by mailing the Committee of Adjustment, 300 City Centre Drive 2<sup>nd</sup> Floor, Mississauga, ON L5B 3C1. This will also entitle you to be advised of any Ontario Land Tribunal (OLT) appeals.

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**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.

# City of Mississauga Department Comments

Date Finalized: 2023-12-07	File(s): B60.23 B61.23 Ward: 9
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2023-12-14 3:30:00 PM

## Consolidated Recommendation

The City has no objections to the application.

## Application Details

### B60/23

The applicant requests the Consent of the Committee to sever a parcel of land for the creation of a new lot and an easement. The new lot has a frontage of approximately 64.60m (approx. 211.94ft) and an area of approximately 1.29 acres (5220.45sq m).

### B61/23

The applicant requests the Consent of the Committee to sever a parcel of land for the purposes of a lot addition. The parcel has an area of approximately 0.004acres (16.19sq m). The new parcel will be added to the property immediately to the south known as 6719 Glen Erin Drive.

## Recommended Conditions and/or Terms of consent

- Appendix A – Conditions of Provisional Consent

## Background

**Property Address:** 0, 6719, and 6749 Glen Erin Drive

### Mississauga Official Plan

Character Area: Meadowvale Neighbourhood  
Designation: Residential High Density

**Zoning By-law 0225-2007**

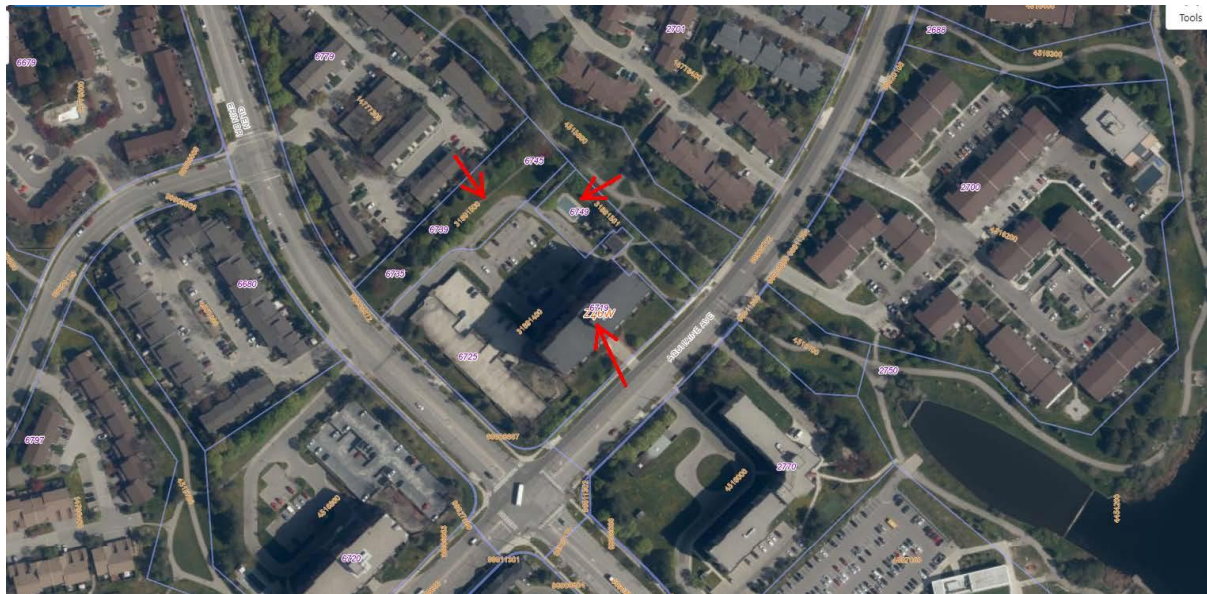
**Zoning: RA4-45 and H-RA4-45- Residential**

**Other Applications: SP 23-02**

### Site and Area Context

The subject property is located on the north-east corner of the Glen Erin Drive and Aquitane Avenue intersection in the Meadowvale Neighbourhood Character Area. It currently contains an existing thirteen (13) storey rental apartment building and a two-storey above-grade parking garage. The subject property has a lot area of 1.81 ha (4.46 acres) and a frontage of 134.36m (440.81ft). Limited landscaping and vegetative elements are present on the subject property, with the majority of these elements found along the street frontages and north and east property lines. The surrounding area context is predominantly residential consisting of detached homes, townhomes and apartments. Additionally, the Maplewood Park Pathway directly abuts the property to the east and the Meadowvale Community Centre is located close in proximity to the south.

The applicant is proposing to sever the existing properties into three lots requiring easements and a lot addition.



## Comments

Planning

Planning Act



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

### **Provincial Matters**

The Provincial Policy Statement 2020 (PPS 2020) and Growth Plan for the Greater Golden Horseshoe promote efficient development and land use, directing the focus towards intensification and redevelopment. The proposal is consistent with the general directive in provincial policy.

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

The subject property is located in the Meadowvale Neighbourhood Character Area and is designated Residential High Density in the Mississauga Official Plan (MOP). The applicant is proposing to sever the lands to establish residential units that will be transferred to separate ownership to facilitate Canada Mortgage and Housing Corporation (CMHC) financing requirements. The three proposed parcels consist of retaining the existing 13-storey rental building on the retained lot, a new 12-storey residential building and four blocks of townhomes on the severed lands. Additionally, the application proposes the creation of easements for parking, access, maintenance, amenities, services and other operational requirements. A consent for lot addition is also required to facilitate the reallocation of parts described in a previous severance B58/17.

Planning staff rely on Transportation and Works and the Region of Peel staff comments for applications pertaining to easements, and note that they did not raise any concerns with the proposal.

Staff are satisfied that the proposed severance is appropriate to facilitate the residential uses envisioned in the official plan and that the proposal will not negatively impact the area's lot fabric. Staff are satisfied that the application is consistent with the official plan as the severed lots and retained lands will provide for adequately size lots for the existing and new future buildings on the proposed lots. No minor variances are required for lot sizes or frontage. Staff have no concerns with the severance regarding the criteria set out in Section 51(24) of the *Planning Act*, as the site is appropriately serviced, provides adequate utilities and municipal services, mitigates the conservation of natural resources and flood control and is suitable for the planned use of the property.

Staff are of the opinion that the application conforms to Section 51(24) of the *Planning Act*.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

The Transportation and Works Department has no objections to the applicant's request where the intent of the Consent Applications is to establish separate ownership into three parcels and the parcelization of the lands in order to meet Federal and Provincial, CMHC, grant and funding criteria for rental housing projects, which require individual parcels for each project-funding component. The City is currently processing Site Plan Application SP 23-02 to permit a new 12 storey residential building and four blocks of townhouses, there is an existing rental apartment building on this property, which will remain.

The applicant has provided Reference Plan 43R-38315, Site Plan Drawing A-103, a number of color-coded Draft Plans (including Strata Plans) showing the proposed ownership components and the various parts required to establish any required easements. Also included was a "Parts List for Glen Erin Drive Strata Plan (Job # 2258-7) dated October 2, 2023 which was prepared by R. Avis Surveying Inc which also highlights the required easements for the respective parcels.

In addition to the various information provided, a detailed letter from Glen Schnarr & Associates Inc., dated October 26, 2023 was included which specifically describes the various components and intent of both Consent Application 'B' 60 & 61/23. This letter also indicates that the draft Reference Plans and Parts Listing included provide the specific details with respect to the creation of the necessary parts and easements which will be required for the integrated nature of this re-development including parts designated for parking, access, maintenance, amenities, services and other operational purposes.

It's our understanding that Application 'B' 60/23 includes the existing 13-storey rental apartment building to remain (6719 Glen Erin Drive) on the retained lands and the proposed 12 storey residential apartment building (6725 Glen Erin Drive) on the severed lands. Application 'B' 61/23 includes the lands which were previously severed through application 'B' 58/17 and this current application is required to re-allocate particular parts within the 'B' 60/23 lands.

Having reviewed the submitted information, in particular the Parts List prepared by the surveyor, we note that a number of private easements will be required between the various parcels. A solicitor letter will be required to confirm that the various proposed easements are accurately identified.

In view of the above, and should Committee see merit in the subject applications we provide the following comments for the Committee's consideration:

A. Items Required Prior to the Issuance of Final Consent



## 1. Solicitor Letter Addressing Required Easement(s)

As indicated above the applicant has already provided the background material required to assist in the review of any required/proposed easements. In addition to the submitted material, the applicant/owner will be required to provide a 43R-Plan and letter prepared by the applicant's Solicitor, which would specifically describe any new private easement(s) to be established. Acknowledging the numerous easements required the Solicitor in their letter can simply advise that the Parts List prepared by the surveyor which describes various easements is accurate.

It should also be noted that any documentation received will be forwarded as an attachment with our clearance memo to the Committee of Adjustment Office in order that any new proposed private easement(s) can be identified and also be incorporated into the Certificate of Secretary-Treasurer.

## B. General Information

### 1. Site Plan Approval

Any re-development of the subject lands will require the owner obtaining Site Plan Approval where any site-specific conditions/requirements relating to detailed lot grading and drainage, servicing, access, etc. can be addressed.

Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

## Appendix 2 – Zoning Comments

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

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

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

Comments Prepared by: Minan Song, Planner in Training

### Appendix 3 – Parks, Forestry & Environment

The Parks and Culture Planning Section of the Community Services Department has reviewed the above noted consent application and has no objections and notes the following:

The lands adjacent to the property are owned by the City of Mississauga, identified as Lake Aquitaine Trail (P-130), 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...;
1. If future construction is required, access from the adjacent park/greenlands is not permitted.
  2. If access is required to City owned lands, a Consent to Enter Agreement/Park Access Permit will be required.
  3. 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](mailto:Nicholas.Rocchetti@mississauga.ca).

Comments Prepared by: Nicholas Rocchetti, Planner-in-Training

### Appendix 4 – Heritage

The property has archaeological potential due to its proximity to a present or past watercourse or known archaeological resource. The applicant should contact the Ministry of Citizenship and Multiculturalism to determine the archaeological concerns related to the application. A letter from the Ministry of Citizenship and Multiculturalism confirming that all archaeological resource concerns have met licensing and resource conservation requirements for the property must be submitted to Heritage Planning.

Comments Prepared by: Andrew Douglas, Heritage Analyst

**Appendix 5- Region of Peel****Consent: B-23-060M, B-23-061M / 0, 6719, & 6749 Glen Erin Drive**Development Engineering: Iwona Frandsen (905) 791-7800 x7920**Comments:**

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

**Condition:**

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

Comments Prepared by: Ayooluwa Ayoola, Junior Planner

**Appendix A – CONDITIONS OF PROVISIONAL CONSENT**

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

1. Approval of the draft reference plan(s), as applicable, shall be obtained at the Committee of Adjustment office, and; the required number of prints of the resultant deposited reference plan(s) shall be received.
2. An application amendment letter shall be received from the applicant or authorized agent confirming that the conveyed land shall be together with and/or subject to services easement(s) and/or right(s)-of-way, if necessary, in a location and width as determined by the Secretary-Treasurer based on written advice from the agencies having jurisdiction for any service or right for which the easement or right-of-way is required; alternatively, a letter shall be received from the applicant or authorized agent confirming that no services easement(s) and/or right(s)-of-way, are necessary.
3. A letter shall be received from the City of Mississauga, Manager of Zoning Plan Examination, indicating that the conveyed land and retained lands comply with the provisions of the Zoning By-law, or alternatively; that any variances are approved by the appropriate authorities and that such approval is final and binding.

City Department and Agency Comments	File:B60.23 B61.23	2023/12/06	8
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4. A letter shall be received from the City of Mississauga, Transportation and Works Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated December 7, 2023.
5. A letter shall be received from the City of Mississauga, Culture Division, Community Services Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated December 7, 2023.
6. A letter shall be received from the Region of Peel, Development Services/Public Works, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated December 1, 2023.



# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A459.23  
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 68 Maplewood Road, zoned R1-1- Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow the construction of a new house proposing:

1. A lot coverage of 25.56% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25.00% in this instance;
2. A height to the underside of eaves (dormers) of 6.86m (approx. 22.51ft) whereas By-law 0225-2007, as amended, permits a maximum height to the underside of eaves of 6.40m (approx. 21.00ft) in this instance;
3. A driveway width of 10.50m (approx. 34.45ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m (approx. 27.89ft) in this instance;
4. A dwelling depth of 22.30m (approx. 73.16ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00m (approx. 65.62ft) in this instance; and,
5. A gross floor area of 520.56sq m (approx. 5603.26sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 471.91sq m (approx. 5079.60sq ft) in this instance.

The Committee has set **Thursday, December 14, 2023 at 3:30 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

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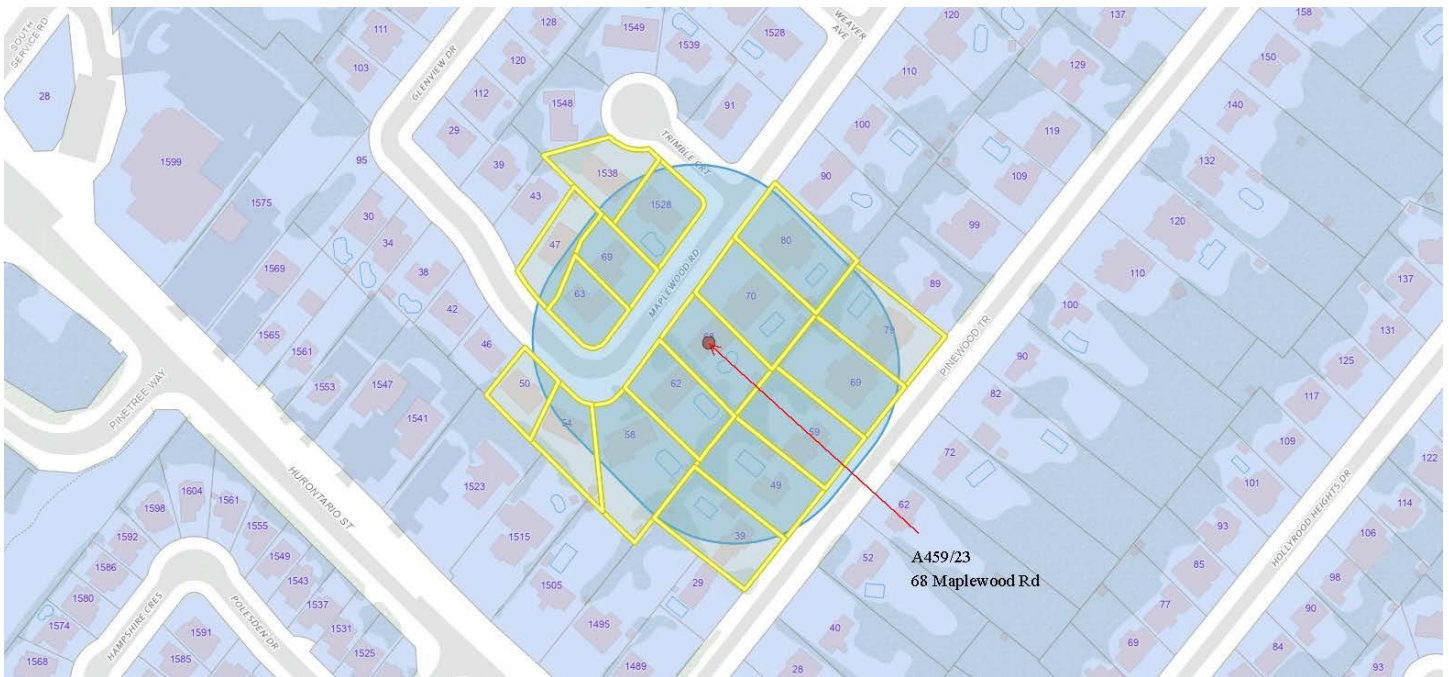
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# City of Mississauga Department Comments

Date Finalized: 2023-12-07	File(s): A459.23 Ward: 1
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2023-12-14 3:30:00 PM

## Consolidated Recommendation

The City has no objections to the application.

## Application Details

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1. A lot coverage of 25.56% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25.00% in this instance;
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5. A gross floor area of 520.56sq m (approx. 5603.26sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 471.91sq m (approx. 5079.60sq ft) in this instance.

## Amendments

The Building Department is processing Building Permit application BP 9NEW 23-7918. Based on review of the information available in this application, Zoning staff advise that following amendment(s) is/are required:

1. A lot coverage of 25.56% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25.00% in this instance;
2. A height to the underside of eaves (dormers) of 6.86m (approx. 22.51ft) whereas By-law 0225-2007, as amended, permits a maximum height to the underside of eaves of 6.40m (approx. 21.00ft) in this instance;



3. A driveway width of 10.50m (approx. 34.45ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m (approx. 27.89ft) in this instance;

4. A gross floor area of 520.56sq m (approx. 5603.26sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 471.91sq m (approx. 5079.60sq ft) in this instance.

## Background

**Property Address:** 68 Maplewood Road

### Mississauga Official Plan

Character Area: Mineola Neighbourhood  
Designation: Residential Low Density I

### Zoning By-law 0225-2007

**Zoning:** R1-1- Residential

**Other Applications:** BP 9NEW 23-7918

### Site and Area Context

The subject property is located within the Mineola Neighbourhood Character Area, southeast of the Hurontario Street and South Service Road intersection. The immediate neighbourhood is entirely residential, consisting of one, one and a half and two-storey detached dwellings with mature vegetation and landscape elements in the front yard. The subject property contains a one and a half-storey dwelling with mature vegetation in the property's front and side yards.

The applicant is proposing a new two-storey dwelling requiring variances related to lot coverage, eaves height, driveway width and gross floor area.



## Comments

### Planning

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

Staff comments concerning the application 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 Mineola Neighbourhood Character Area and is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits detached, semi-detached and duplex dwellings. Section 9 of MOP promotes development with appropriate urban form and site design, regulating that such development is compatible with the existing site conditions, the surrounding context, and the landscape of the character area. Planning staff are of the opinion that the proposed built form is appropriate for the subject property given surrounding conditions and will not negatively impact the streetscape. Further, staff are satisfied that the proposal respects the designated and surrounding land uses. Therefore, planning staff are of the opinion that the general intent and purpose of the official plan are maintained.

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

Variance #1 requests an increase in lot coverage. The intent in restricting lot coverage is to ensure that there isn't an overdevelopment of the lot which would impact the streetscape as well as abutting properties. Staff note that the dwelling's footprint represents 20.44% of the total lot coverage in this instance, which under the maximum permissible lot coverage of 25%.

Further, the front and rear porches represent 4.68% of the proposed lot coverage. Staff note that the application requests an overall increase of only 0.56% from the permissible regulation, which can be attributed to the porches and the pool enclosure. Staff are of the opinion that these elements do not pose the same massing impacts as an enclosed structure and present negligible massing concerns. Staff are satisfied that the requested increase in the overall lot coverage represents a minor deviation from the zoning by-law requirements.

Variance #2 relates to eaves height. The intent of restricting eaves height is to lessen the visual massing of the dwelling while lowering the overall pitch of the roof and bringing the edge of the roof closer to the ground, thus keeping the dwelling within a human scale. Staff note that the proposed eave height is not required for the full depth of the dwelling as a portion of the dwelling is one-storey in height. Staff also note that no overall height variance is required. Staff are of the opinion that the proposed eave height represents a minor deviation from the regulation.

Variance #3 pertains to driveway width. Staff note that the applicant is proposing a circular driveway providing access to a 3-car garage. Under the zoning by-law, the maximum driveway width permitted on a property of this size, is 10.5 metres (34.45ft) within 6 metres (19.69ft) of the garage face, if it provides direct access to the garage and 8.5 metres (27.89ft) beyond 6 metres (19.69ft.) of the garage face. The intent of this provision is to facilitate the entrance into a 3-car garage, while also limiting the width closer to the street in order to mitigate impacts to the streetscape. Staff note that the proposed driveway meets the regulations for a circular driveway. Further, staff note that the proposed width of 10.5m (34.45ft) is measured diagonally from the widest access point of the circular driveway. Staff are satisfied that the majority of the driveway's width meets the required regulations. Staff are of the opinion that the driveway does not appear excessive when viewed from the street and that it maintains the intent of the regulation by limiting the width closer to the street. Furthermore, the proposed driveway does not require additional variances for setbacks or soft landscaping.

Zoning staff note that variance #4 is not required.

Variance #5 requests an increase in gross floor area. The intent in restricting gross floor area is to maintain compatibility between existing and new dwellings in order to ensure the existing and planned character of a neighbourhood is preserved. Staff are satisfied that the design of the proposed dwelling is sympathetic to both the planned character of the area and existing dwellings. Staff are also satisfied that the design of the dwelling has been done in a manner that breaks up the dwelling's massing by staggering the main walls and limiting a portion of the dwelling height to one-storey. Staff are of the opinion that the proposed design limits its impacts to both abutting properties and the streetscape.

Given the above, Staff are satisfied that the intent and purpose of the zoning by-law is maintained.

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

Staff are satisfied that the proposal represents appropriate development of the subject lands. It is staff's opinion that the proposal poses no massing concerns on abutting properties. Staff are of the opinion that the application maintains the existing and planned context of the surrounding

area. Further, staff are satisfied that the variances, both individually and cumulatively, are minor in nature as the proposal will not create any undue impacts to adjoining properties.

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 are being addressed by our Development Construction Section through the Building Permit process, File BP 9NEW-23/7918.



Comments Prepared by: John Salvino, Development Engineering Technologist

### Appendix 2 – Zoning Comments

The Building Department is processing Building Permit application BP 9NEW 23-7918. Based on review of the information available in this application, we advise that following amendment(s) is/are required:

1. A lot coverage of 25.56% whereas By-law 0225-2007, as amended, permits a maximum

lot coverage of 25.00% in this instance;

2. A height to the underside of eaves (dormers) of 6.86m (approx. 22.51ft) whereas By-law 0225-2007, as amended, permits a maximum height to the underside of eaves of 6.40m (approx. 21.00ft) in this instance;

3. A driveway width of 10.50m (approx. 34.45ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m (approx. 27.89ft) in this instance;

4. A gross floor area of 520.56sq m (approx. 5603.26sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 471.91sq m (approx. 5079.60sq ft) in this instance.

Please note that comments reflect those provided through the above application. These comments may no longer be valid should there be changes contained within this Committee of Adjustment application that have not been submitted and reviewed through the application noted above. The applicant must submit any changes and/or updates to information and/or drawings separately through the above application in order to receive updated comments.

Comments Prepared by: Gary Gagnier; Zoning Examiner

### **Appendix 3 – Metrolinx**

#### **68 Maplewood Road - A459.23**

Metrolinx is in receipt of the minor variance application for 68 Maplewood Rd to facilitate the construction of a new detached dwelling. Metrolinx's comments on the subject application are noted below:

#### **Advisory Comments:**

- The subject property is located within the Municipal Consent and Roadway Coordination review zone of Metrolinx's Hurontario LRT.
- At this stage Metrolinx doesn't have any major comments but any work within Metrolinx ROW or within 60 m of the HuLRT will require approval and coordination with Metrolinx through circulation by the City of Mississauga

Comments Prepared by: Farah Faroque, Project Analyst

### **Appendix 4 – Region of Peel**

#### **Minor Variance: A-23-459M / 68 Maplewood Road**

Development Engineering: Brian Melnyk (905)-791-7800 x3602

#### **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](mailto:siteplanservicing@peelregion.ca).

- All unutilized water and sanitary services shall be abandoned in accordance with Region of Peel design specifications. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. 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](mailto:siteplanservicing@peelregion.ca).

Comments Prepared by: Ayooluwa Ayoola, Junior Planner





# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A462.23  
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 3585 Mavis Road, zoned D-10- Development, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow the construction of an addition proposing:

1. A side yard setback to the office addition of 4.82m (approx. 15.81ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 7.50m (approx. 24.61ft) in this instance; and,
2. A side yard setback to the warehouse/plant addition of 1.50m (approx. 4.92ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 7.50m (approx. 24.61ft) in this instance.

The Committee has set **Thursday, December 14, 2023 at 3:30 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

### How to participate:

Public participation at hearings helps the Committee make informed decisions. There are several methods to participate:

- **In person:** The hearing will be held in person at Mississauga Civic Centre, Council Chambers, 300 City Centre Drive, 2<sup>nd</sup> Floor. Advance registration is preferred if you wish to speak at the hearing in person. If you wish to make a presentation you must send your request to speak and your presentation (as an attachment) via email to [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca) by 4:30 PM on the Friday prior to the hearing. A document projector will also be available, if preferred.
- **Electronically (computer, tablet or smartphone):** Advance registration is required to speak virtually at the hearing. If you wish to make a presentation at the hearing you must send your request to speak and your presentation material (as an attachment) via email to [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca) by 4:30 PM on the Friday prior to the hearing. If you have connection issues on the hearing date, please email [virtualmeeting.help@mississauga.ca](mailto:virtualmeeting.help@mississauga.ca).
- **By telephone:** Advance registration is required to speak virtually at the hearing. To register, please call 905-615-3200 x2408 by 4:30 PM 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 call in details prior to the start of the hearing.
- **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](mailto:committee.adjustment@mississauga.ca) or by mailing the Committee of Adjustment, 300 City Centre Drive 2<sup>nd</sup> Floor, Mississauga, ON L5B 3C1. Please include your name, your address, and the application file number or property address you are commenting on.

If you wish to view the public hearing online and do not wish to speak, the hearing will be streamed at the following link:

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

### Additional Information:

- For more information about this matter, contact [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca) or call 905-615-3200 x2408. Alternatively, information can be obtained in person by making an appointment with the Committee of Adjustment at 300

City Centre Drive 2<sup>nd</sup> Floor, Mississauga, ON L5B 3C1. Appointments can be booked using the “Book an appointment” button on the Committee’s webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

- 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](mailto:committee.adjustment@mississauga.ca) or by mailing the Committee of Adjustment, 300 City Centre Drive 2<sup>nd</sup> Floor, Mississauga, ON L5B 3C1. This will also entitle you to be advised of any Ontario Land Tribunal (OLT) appeals.

### **Committee of Adjustment Appeal Process:**

The Province of Ontario’s Bill 23, the More Homes Built Faster Act, 2022, limits who is allowed to appeal decisions made by the Committee of Adjustment. 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. For more information please see the “Appeal process” section on the Committee of Adjustment webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.



### **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.

# City of Mississauga Department Comments

Date Finalized: 2023-12-07	File(s): A462.23
To: Committee of Adjustment	Ward: 7
From: Committee of Adjustment Coordinator	Meeting date:2023-12-14 3:30:00 PM

## Consolidated Recommendation

The City has no objections to the application. The applicant may wish to defer the application to ensure that all required variances have been accurately identified.

## Application Details

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

1. A side yard setback to the office addition of 4.82m (approx. 15.81ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 7.50m (approx. 24.61ft) in this instance; and,
2. A side yard setback to the warehouse/plant addition of 1.50m (approx. 4.92ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 7.50m (approx. 24.61ft) in this instance.

## Background

**Property Address:** 3585 Mavis Road

### Mississauga Official Plan

Character Area: Fairview Neighbourhood  
Designation: Mixed Use

### Zoning By-law 0225-2007

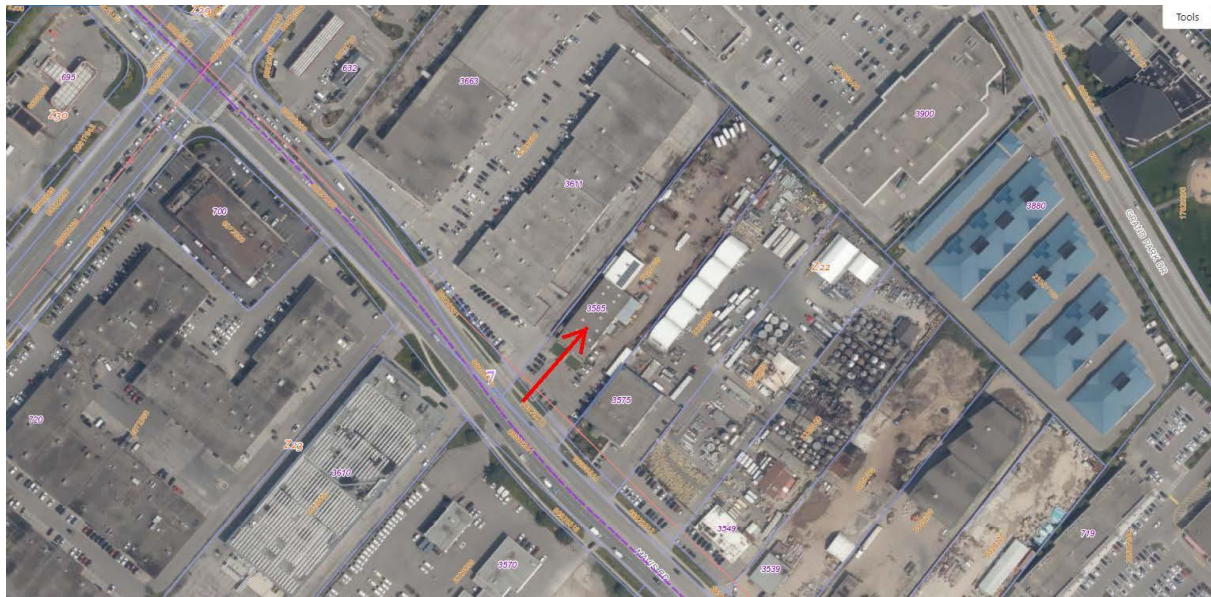
**Zoning:** D-10- Development

**Other Applications:** SP 23-3

## Site and Area Context

The subject property is located south-east of the Burnhamthorpe Road West and Mavis Road intersection and currently houses a two-storey industrial structure with associated surface parking. This portion of Mavis Road is comprised of a combination of heavy industrial and mixed commercial uses, with the subject property providing a minor transitional area between these aforementioned land-uses. The properties along this portion of Mavis Road are situated upon large parcels, with lot frontages ranging from +/-40m (131ft) to +/-160m (525ft). The subject property is an interior parcel, with a lot area of 7,970.5m<sup>2</sup> (85,793.75ft<sup>2</sup>) and a frontage of +/-41.0m (134.5ft).

The applicant is proposing an addition to the subject property requiring a variance for the side yard setback.



## Comments

### Planning

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

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

The subject property is located within the Fairview Neighbourhood Character Area and is designated Mixed Use in Schedule 10 of the Mississauga Official Plan (MOP). It also forms part of the Special Site 1 area, which sets out policies proposing that lands fronting upon the east

side of Mavis Road will eventually be comprised of both residential and mixed commercial land-uses. While the Mixed Use designation does not permit industrial uses, the Special Site 1 area policies do recognize industrial uses legally existing in the area.

In order to further the goal of redevelopment of this portion of Mavis Road and recognizing the existing industrial operations in the area, Policy 16.11.2.1.3(g) of the Official Plan permits existing industrial operations to continue, but stipulates that only minor alterations and additions to existing industrial uses will be permitted. The intent is to facilitate the continued operation of legally existing industrial uses while preventing these uses from becoming further ingrained in the area by large scale additions and renovations and hindering the eventual redevelopment as the operations cease to exist.

Section 9 of the MOP promotes development with appropriate urban form and site design, regulating that such development is compatible with existing site conditions, the surrounding context, and the landscape of the character area. The proposed addition maintains the industrial use and character of the building and remains generally in line with properties in the area.

A previous minor variance application (A459.21) was approved to permit a 1,388.5m<sup>2</sup> (14,945.7ft<sup>2</sup>) addition to the existing industrial building, however no side yard setback variances were proposed. Variances 1 and 2 request a reduced setback to the north side lot line. The general intent of this portion of the by-law is to ensure that an adequate buffer exists between the massing of primary structures on adjoining properties, appropriate drainage patterns can be maintained and that access to the rear yard ultimately remains unencumbered. Staff are satisfied that the proposed side yard reduction will not negatively impact the abutting property and drainage patterns will be maintained. Staff further note that the reduced side yard setback of 1.5m (4.92ft) is only proposed for the rear addition to the existing building. The front addition maintains a 4.82m (15.81ft) side yard setback which matches the existing side yard setback of the existing building.

While planning staff are not in a position to interpret the zoning by-law, staff note variance 1 may not be required. Staff note the setback variance is calculated at the most restrictive point on the subject property, which in this instance is 1.5m. Variance 1 requests a 4.82m setback which is redundant when evaluating the side yard setback.

The proposal maintains the general intent and purpose of the official plan and zoning by-law, is minor in nature and notes the requested variance represents appropriate development of the subject lands.

Comments Prepared by: Daniel Grdasic, 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 subject property will be addressed through the Site Plan Approval SP 23-3 and Building Permit process.

Comments Prepared by: Joe Alava, T&W Development Engineering





## 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: Minan Song, Planner in Training

## Appendix 3 – Region of Peel

We have no comments or objections.

Comments Prepared by: Ayooluwa Ayoola, Junior Planner





# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A473.23  
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 77 Ben Machree Drive, zoned R15-2- Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow the construction of a new house proposing:

1. A dwelling depth of 20.69m (approx. 67.88ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00m (approx. 65.62ft) in this instance;
2. A peak height of 11.50m (approx. 37.73ft) whereas By-law 0225-2007, as amended, permits a maximum peak height of 9.50m (approx. 31.17ft) in this instance; and,
3. An eaves height of 7.57m (approx. 24.84ft) whereas By-law 0225-2007, as amended, permits a maximum eaves height of 6.40m (approx. 21.00ft) in this instance.

The Committee has set **Thursday, December 14, 2023 at 3:30 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

### How to participate:

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- **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](mailto:committee.adjustment@mississauga.ca) or by mailing the Committee of Adjustment, 300 City Centre Drive 2<sup>nd</sup> Floor, Mississauga, ON L5B 3C1. Please include your name, your address, and the application file number or property address you are commenting on.

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**Additional Information:**

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The Province of Ontario’s Bill 23, the More Homes Built Faster Act, 2022, limits who is allowed to appeal decisions made by the Committee of Adjustment. 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. For more information please see the “Appeal process” section on the Committee of Adjustment webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.



# City of Mississauga Department Comments

Date Finalized: 2023-12-07	File(s): A473.23
To: Committee of Adjustment	Ward: 1
From: Committee of Adjustment Coordinator	Meeting date:2023-12-14 3:30:00 PM

## Consolidated Recommendation

The City recommends that the application be deferred.

## Application Details

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

1. A dwelling depth of 20.69m (approx. 67.88ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00m (approx. 65.62ft) in this instance;
2. A peak height of 11.50m (approx. 37.73ft) whereas By-law 0225-2007, as amended, permits a maximum peak height of 9.50m (approx. 31.17ft) in this instance; and,
3. An eaves height of 7.57m (approx. 24.84ft) whereas By-law 0225-2007, as amended, permits a maximum eaves height of 6.40m (approx. 21.00ft) in this instance.

## Background

**Property Address:** 77 Ben Machree Drive

### Mississauga Official Plan

Character Area: Port Credit Neighbourhood (West)

Designation: Residential Low Density I

### Zoning By-law 0225-2007

**Zoning:** R15-2- Residential

**Other Applications:** Preliminary Zoning Review application PREAPP 21-7262.

### Site and Area Context

The subject property is located within the Port Credit Neighbourhood Character Area, southwest of Mississauga Road and Lakeshore Road West. The immediate area is primarily low density residential, containing one and two storey detached dwellings with significant mature vegetation in the front yards. The subject property contains an existing two-storey detached dwelling with mature vegetation in the front yard.

The applicant is proposing the construction of a new two-storey detached dwelling requiring variances related to dwelling depth, dwelling and eave height.



## Comments

### Planning

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

Staff comments concerning the application are as follows:

The subject property is designated Residential Low Density I on Schedule 10 of the Mississauga Official Plan (MOP), which permits detached, semi-detached and duplex dwellings.

Application A45.23 received approval on April 20, 2023, showcasing similarities in variances with the subject application, A473.23.

Planning staff expressed favourable sentiments towards application A45.23, emphasizing its support for an addition and acknowledging that the height variances addressed existing

conditions. Notably, Planning staff highlighted that the application aimed to legalize prevailing conditions and bring them into alignment with infill regulations that came into effect after the construction of the existing dwelling.

In contrast, application A473.23 lacks comprehensive information regarding its necessity. Staff observed that while A45.23 focused on an addition, the current application pertains to a new two-storey detached dwelling. To ascertain compliance with the four tests outlined in the Planning Act, additional details from the applicant are essential.

Planning staff's endorsement of the previous application stemmed from variances addressing pre-existing conditions. However, given the distinction in the nature of A473.23, further information is required. In pursuit of clarification, Planning staff attempted to contact the applicant's agent on December 6<sup>th</sup>, 2023. Unfortunately, this effort proved challenging due to incomplete information on the application form.

In light of these circumstances, staff recommend deferral of the application. This deferral would afford the applicant an opportunity to engage in a constructive dialogue with the Planning staff, fostering a more comprehensive understanding of the proposal and ensuring adherence to the four tests.

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

The Building Department processed a Preliminary Zoning Review application PREAPP 21-7262. Based on review of the information available in this application, we advise that more information is required in order to verify the accuracy of the requested variance(s) or determine whether additional variance(s) will be required.

Please note that comments reflect those provided through the above application submitted on 04/05/2022. These comments may no longer be valid should there be changes contained within this Committee of Adjustment application that have not been submitted and reviewed through the application noted above. The applicant must submit any changes and/or updates to

information and/or drawings separately through the above application in order to receive updated comments.

Comments Prepared by: Jeanine Benitez, Zoning Examiner

### **Appendix 3 – CVC**

**Re: CVC File No. A23/473**

**Municipality File No. A473.23**

**Jolene Leon**

**77 Ben Machree Drive**

**Lot 12 Range 1 CIR**

**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.

### **CVC REGULATED AREA**

Based on our mapping, the subject property is regulated due flood and erosion hazard associated with Lake Ontario. As such, the property is regulated by CVC under Ontario Regulation 160/06. As such, 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 applicant is requesting the Committee to approve a minor variance to allow construction of a new dwelling proposing:

1. A dwelling depth of 20.69m (approx. 67.88ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00m (approx. 65.62ft) in this instance;
2. A peak height of 11.50m (approx. 37.73ft) whereas By-law 0225-2007, as amended,



permits a maximum peak height of 9.50m (approx. 31.17ft) in this instance; and,  
3. An eaves height of 7.57m (approx. 24.84ft) whereas By-law 0225-2007, as amended, permits a maximum eaves height of 6.40m (approx. 21.00ft) in this instance.

**COMMENTS:**

Based on the review of the information provided, CVC staff has no objection to the minor variances proposed at this time as it pertains to the main dwelling. However, this is not approval to the Site Plan provided as there appears to be further accessory structure proposed at the back of the house. We will need to review the proposal further to ensure it meets CVC policies. The applicant is strongly advised to contact to obtain more information on CVC's permitting requirements.

The applicant is to note that CVC has not received payment of the review fee of \$478 for this Minor Variance application. The applicant should forward this directly to CVC at the earliest convenience.

I trust that these comments are sufficient. Please do not hesitate to contact the undersigned at [stuti.bhatt@cvc.ca](mailto:stuti.bhatt@cvc.ca) or 905-670-1615 (ext. 350) should you have any further questions. Please circulate CVC on any future correspondence or applications regarding this site.

Comments Prepared by: Stuti Bhatt, Junior Planner

**Appendix 4 – Region of Peel****Minor Variance: A-23-473M / 77 Ben Machree Drive**

Development Engineering: Brian Melnyk (905)-791-7800 x3602

**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](mailto:siteplanservicing@peelregion.ca).
- All unutilized water and sanitary services shall be abandoned in accordance with Region of Peel design specifications. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. 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](mailto:siteplanservicing@peelregion.ca).

Planning: Ayooluwa Ayoola (905) 791-7800 x8787

**Comments:**

- The subject land is 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 the 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.

- The subject land is located within the Credit Valley Conservation Authority (CVC) Flood Plain. The Regional Official Plan (ROP) designates floodplains as a natural hazard under Policy **2.16.11**. Within this designation, ROP policies seek to ensure that development and site alterations do not create new or aggravate existing flood plain management problems along flood susceptible riverine environments. We rely on the environmental expertise of the **CVC** for the review of development applications located within or adjacent to natural hazards in Peel. We, therefore, request that City staff consider comments from the **CVC** and incorporate their conditions of approval appropriately.

Comments Prepared by: Ayooluwa Ayoola, Junior Planner



# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A479.23  
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 190 Kenollie Ave, zoned R2-4- Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow a house proposing a gross floor area of 454.75sq m (approx. 4894.89sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 425.95sq m (approx. 4584.89sq ft) in this instance.

The Committee has set **Thursday, December 14, 2023 at 3:30 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

### How to participate:

Public participation at hearings helps the Committee make informed decisions. There are several methods to participate:

- **In person:** The hearing will be held in person at Mississauga Civic Centre, Council Chambers, 300 City Centre Drive, 2<sup>nd</sup> Floor. Advance registration is preferred if you wish to speak at the hearing in person. If you wish to make a presentation you must send your request to speak and your presentation (as an attachment) via email to [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca) by 4:30 PM on the Friday prior to the hearing. A document projector will also be available, if preferred.
- **Electronically (computer, tablet or smartphone):** Advance registration is required to speak virtually at the hearing. If you wish to make a presentation at the hearing you must send your request to speak and your presentation material (as an attachment) via email to [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca) by 4:30 PM on the Friday prior to the hearing. If you have connection issues on the hearing date, please email [virtualmeeting.help@mississauga.ca](mailto:virtualmeeting.help@mississauga.ca).
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- **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](mailto:committee.adjustment@mississauga.ca) or by mailing the Committee of Adjustment, 300 City Centre Drive 2<sup>nd</sup> Floor, Mississauga, ON L5B 3C1. Please include your name, your address, and the application file number or property address you are commenting on.

If you wish to view the public hearing online and do not wish to speak, the hearing will be streamed at the following link:

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

### Additional Information:

- For more information about this matter, contact [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca) or call 905-615-3200 x2408. Alternatively, information can be obtained in person by making an appointment with the Committee of Adjustment at 300 City Centre Drive 2<sup>nd</sup> Floor, Mississauga, ON L5B 3C1. Appointments can be booked using the "Book an appointment" button on the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

- 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](mailto:committee.adjustment@mississauga.ca) or by mailing the Committee of Adjustment, 300 City Centre Drive 2<sup>nd</sup> Floor, Mississauga, ON L5B 3C1. This will also entitle you to be advised of any Ontario Land Tribunal (OLT) appeals.

### Committee of Adjustment Appeal Process:

The Province of Ontario's Bill 23, the More Homes Built Faster Act, 2022, limits who is allowed to appeal decisions made by the Committee of Adjustment. 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. For more information please see the "Appeal process" section on the Committee of Adjustment webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.



### 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.

# City of Mississauga Department Comments

Date Finalized: 2023-12-07	File(s): A479.23
To: Committee of Adjustment	Ward: 1
From: Committee of Adjustment Coordinator	Meeting date:2023-12-14 3:30:00 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 house proposing a gross floor area of 454.75sq m (approx. 4894.89sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 425.95sq m (approx. 4584.89sq ft) in this instance.

## Background

**Property Address:** 190 Kenollie Ave

### Mississauga Official Plan

Character Area: Mineola Neighbourhood  
Designation: Residential Low Density I

### Zoning By-law 0225-2007

**Zoning:** R2-4- Residential

### Other Applications:

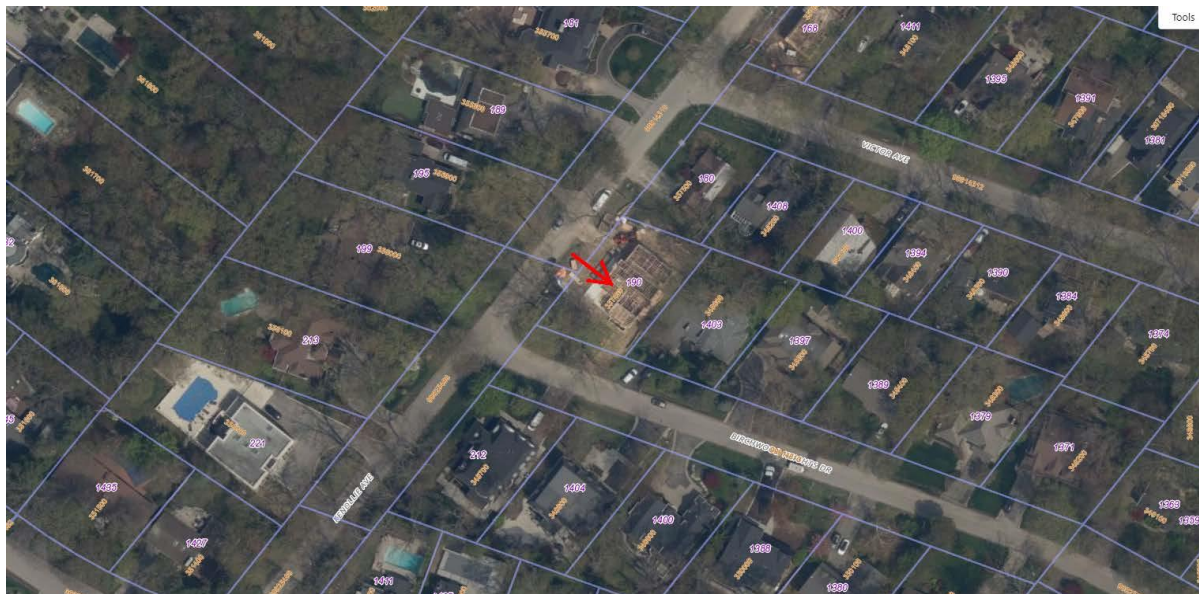
Preliminary Application Meeting - PAM 20-317, Site Plan Infill – SPI 21 88, Tree Removal – TRP 21-123



## Site and Area Context

The subject property is located within the Mineola Neighbourhood Character Area, northwest of Hurontario Street and Mineola Road West. The neighbourhood is entirely low density residential, consisting of a range of detached dwellings, including one storey, one and a half storey and two storey detached dwellings with mature vegetation and landscape elements in both the front and side yards. The subject property is under construction for a new two storey detached dwelling.

The applicant is proposing a new two storey dwelling requiring a variance related to gross floor area.



## Comments

### Planning

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

Staff comments concerning the application are as follows:

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

The proposal under consideration has recently received variances under application A566.21 earlier this year. Notably, a variance granting a gross floor area of 425.95m<sup>2</sup> (4,584.89ft<sup>2</sup>) was approved, surpassing the permissible maximum of 379.58m<sup>2</sup> (4,085.77ft<sup>2</sup>). Planning staff

recommended deferral of the application due to reservations about the excessive gross floor area proposed. Staff expressed concerns that the proposed dwelling's size did not align with the character of the existing dwellings in the neighborhood and failed to preserve the neighborhood's character. Furthermore, the initial submission from the applicant only included a site plan and building elevation drawings, necessitating floor plan drawings for a more accurate assessment of the proposed variances.

In response to staff recommendations, the applicant is now suggesting an increase beyond the previously approved 425.95m<sup>2</sup> (4,584.89ft<sup>2</sup>), a size that had already been deemed excessive during application A566.21. Staff initiated communication with the applicant to address this request, and it was clarified that the additional gross floor area is attributed to the enclosure of a previously screened porch to create a new living room.

Given the recurring concerns articulated in staff comments from application A566.21 and the persistent deviation from the previously approved limits, staff reiterates their apprehensions and recommends the refusal of the current application. The proposal's enlargement beyond the initially approved size continues to raise compatibility issues with the surrounding neighbourhood and fails to address the character preservation concerns previously highlighted by Planning staff.

Comments Prepared by: Connor DiPietro, Committee of Adjustment Planner



## Appendices

### Appendix 1 – Transportation and Works Comments

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed dwelling will be addressed by our Development Construction Section through a 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: Minan Song, Planner in Training

**Appendix 3 – Region of Peel**

We have no comments or objections.

Comments Prepared by: Ayooluwa Ayoola, Junior Planner



# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

**File: A482.23**  
**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 1990 Lushes Avenue, zoned D-1- Development, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow the construction of a new house proposing:

1. A side yard setback to the first storey of the dwelling (south side) of 0.66m (approx. 2.17ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback to the first storey of 1.20m (approx. 3.94ft) in this instance;
2. A side yard setback to the second storey of the dwelling (south side) of 1.22m (approx. 4.00ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback to the second storey of 1.81m (approx. 5.94ft) in this instance;
3. A side yard setback to the eaves at the first storey of 0.46m (approx. 1.51ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback to the eaves at the first storey of 0.75m (approx. 2.46ft) in this instance;
4. A side yard setback to the eaves at the second storey of 0.81m (approx. 2.66ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback to the eaves at the second storey of 1.36m (approx. 4.46ft) in this instance;
5. A driveway width of 2.44m (approx. 8.01ft) whereas By-law 0225-2007, as amended, requires a minimum driveway width of 2.60m (approx. 8.53ft) in this instance;
6. A driveway width of 7.30m (approx. 23.95ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.69ft) in this instance;
7. A driveway setback to the north side lot line of 0.30m (approx. 0.98ft) whereas By-law 0225-2007, as amended, requires a minimum driveway setback to the north side lot line of 0.60m (approx. 1.97ft) in this instance;
8. A detached garage height of 6.88 m (approx. 22.57ft) whereas By-law 0225-2007, as amended, permits a maximum detached garage height of 4.60m (approx. 15.09ft) in this instance;
9. A detached garage height to the underside of eaves of 5.08m (approx. 16.67ft) whereas By-law 0225-2007, as amended, permits a maximum height to underside of eaves of 3.00m (approx. 9.84ft) in this instance;
10. A second storey in a detached garage with a floor area of 81.12sq m (approx. 873.17sq ft) whereas By-law 0225-2007, as amended, permits a maximum floor area of a second storey in a garage of 20.00sq m (approx. 215.28sq ft) in this instance;
11. An accessory structure height of 6.88m (approx. 22.57ft) whereas By-law 0225-2007, as amended, permits a maximum accessory structure height of 3.50m (approx. 11.48ft) in this instance;
12. A circular driveway on a lot with a frontage of 16.35m (approx. 53.64ft) whereas By-law 0225-2007, as amended, permits a circular driveway on a lot with a frontage of 22.50m (approx. 73.82ft) in this instance;
13. A new detached dwelling and detached garage in accordance with R-3 Zone standards on a lot in the D-1 Zone whereas By-law 0225-2007, as amended, permits only existing dwellings in this instance;
14. A second storey setback of a detached garage of 1.20m (approx. 3.94ft) whereas By-law 0225-2007, as amended, requires a minimum setback to the second storey of a detached garage of 1.81m (approx. 5.94ft) in this instance; and,
15. A setback to the second storey eave of a detached garage of 0.75m (approx. 2.46ft) whereas By-law 0225-2007, as amended, requires a minimum setback to the second storey eave of 1.36m (approx. 4.46ft) in this instance.

The Committee has set **Thursday, December 14, 2023 at 3:30 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

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# City of Mississauga Department Comments

Date Finalized: 2023-12-07	File(s): A482.23
To: Committee of Adjustment	Ward: 2
From: Committee of Adjustment Coordinator	Meeting date:2023-12-14 3:30:00 PM

## Consolidated Recommendation

The City recommends that the application be refused.

## Application Details

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

1. A side yard setback to the first storey of the dwelling (south side) of 0.66m (approx. 2.17ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback to the first storey of 1.20m (approx. 3.94ft) in this instance;
2. A side yard setback to the second storey of the dwelling (south side) of 1.22m (approx. 4.00ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback to the second storey of 1.81m (approx. 5.94ft) in this instance;
3. A side yard setback to the eaves at the first storey of 0.46m (approx. 1.51ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback to the eaves at the first storey of 0.75m (approx. 2.46ft) in this instance;
4. A side yard setback to the eaves at the second storey of 0.81m (approx. 2.66ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback to the eaves at the second storey of 1.36m (approx. 4.46ft) in this instance;
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(approx. 9.84ft) in this instance;

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13. A new detached dwelling and detached garage in accordance with R-3 Zone standards on a lot in the D-1 Zone whereas By-law 0225-2007, as amended, permits only existing dwellings in this instance;

14. A second storey setback of a detached garage of 1.20m (approx. 3.94ft) whereas By-law 0225-2007, as amended, requires a minimum setback to the second storey of a detached garage of 1.81m (approx. 5.94ft) in this instance; and,

15. A setback to the second storey eave of a detached garage of 0.75m (approx. 2.46ft) whereas By-law 0225-2007, as amended, requires a minimum setback to the second storey eave of 1.36m (approx. 4.46ft) in this instance.

## Background

**Property Address:** 1990 Lushes Avenue

### Mississauga Official Plan

Character Area: Clarkson-Lorne Park Neighbourhood  
Designation: Residential Medium Density

### Zoning By-law 0225-2007

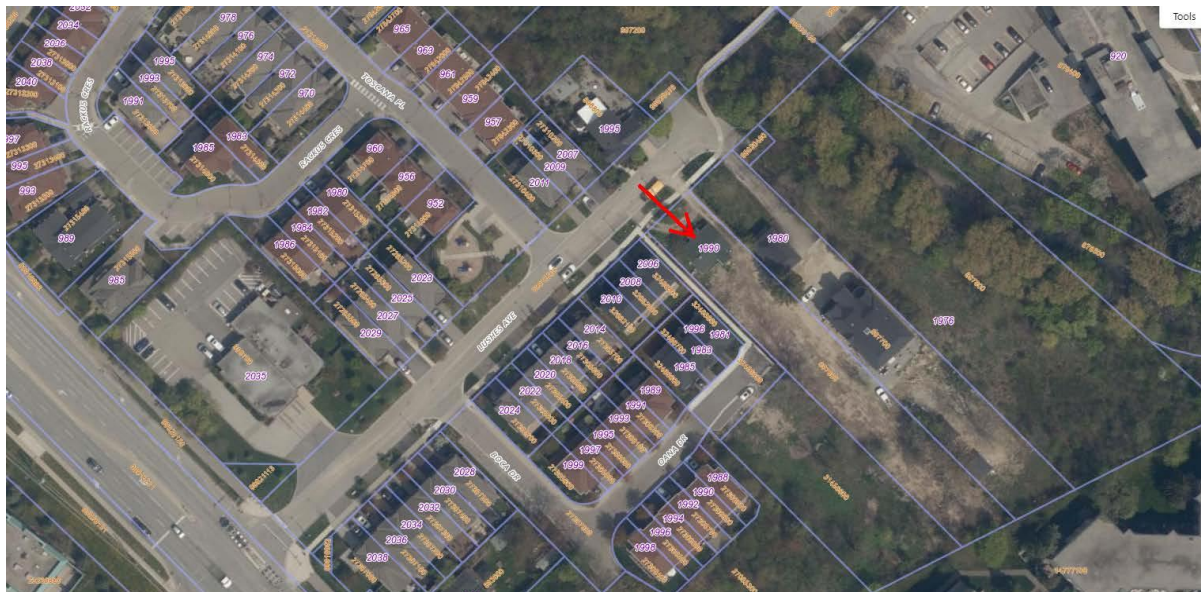
**Zoning:** D-1- Development

**Other Applications:** BP 9NEW-23/7168.

### Site and Area Context

The subject property is located within the Clarkson-Lorne Park Neighbourhood Character Area, southeast of the Southdown Road and Lakeshore Road West intersection. The immediate area contains a mix of residential and employment uses. Residential uses consist primarily of two and three storey townhouse uses with vegetation in the front yards. The subject property contains an existing one-storey detached dwelling with vegetation in the front yard.

The applicant is proposing the construction of a new two-storey detached dwelling, two-storey detached garage and driveway. The proposal requires variances related to setbacks, heights, areas, driveway widths and to permit the proposed circular driveway and detached dwelling use.



## Comments

### Planning

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

Staff comments concerning the application are as follows:

The applicant is proposing to construct a new two-storey detached dwelling on the subject property. The subject property currently contains a one-storey detached dwelling.

Notably, the subject lands are designated as Residential Medium Density in the Mississauga Official Plan, allowing for various townhouse uses but excluding detached dwellings. The existing zoning of D1 for the subject property only permits existing detached dwellings. Consequently, Planning staff cannot endorse the applicant's proposal, citing its inconsistency

with the intent and purpose of both the official plan and zoning by-law. Additionally, the subject property, zoned D1 and designated Residential Medium Density, is intended for significant redevelopment to align with the Residential Medium Density designation, aiming for a built form with increased density congruent with the surrounding development.

Furthermore, Planning staff raises concerns about specific elements of the proposal, notably the proposed circular driveway (variance #12) and the detached garage, which includes a second-storey accessory structure (variances #8, 9, 10, 11, 14, and 15). The Traffic Planning section of the Transportation and Works do not support the applicant's request for a circular driveway. Planning staff echo their comments noted below.

Regarding the detached garage, staff emphasizes that a detached garage and accessory structure are distinct structures/buildings with individual zoning standards. Staff express reservations about the proposed mixing of uses, specifically as combined they require excessive height and area variances.

Lastly, Planning staff note Zoning staff's request for additional information from the applicant for applicant for established grade of the garage/accessory structure to determine the height of building and landscaped soft area calculations for the front yard.

Given these concerns, and the broader inconsistencies with planning regulations, Planning staff ultimately recommends the refusal of the application.

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 grading concerns/requirements for the proposed dwelling are being addressed by our Development Construction Section through the Building Permit process, File BP 9NEW-23/7168.

With regards to Variance #12, our Traffic Planning does not support a circular driveway / secondary access for the subject site. As per the TAC Geometric Design Guide for Canadian Roads, "Single family residential properties [are] normally restricted to one driveway, irrespective of frontage." Consistent with Traffic Engineering best practices, the number of accesses to the municipal road network are to be minimized to optimize roadway safety and efficiency, minimize vehicular and pedestrian conflict points, ensure sufficient space is available between driveways for signage/utilities/trees/other street appurtenances, maintain on-street parking spaces, clearly identify which property each driveway serves, etc. In addition, in this particular instance we cannot see the rationale for having a circular driveway on this property.

For further information regarding the second access point, please contact our Traffic Planning Section directly, Bo Yu, Traffic Planning Technologist at X4784.







Comments Prepared by: John Salvino, Development Engineering Technologist

## **Appendix 2 – Zoning Comments**

The Building Division is currently processing a Building Permit application under file BP 9NEW 23-7168. Based on review of the information currently available in this permit application our office offers the following:

### **Correct Variances**

Based on the plans submitted for the associated building permit variances 1, 2, 4, 5, 6, 7, 8, 9, 11, 12, and 13 are correct.

### **Delete Variances**

The applicant may delete variances 14 and 15, as these regulations do not exist.

### **Amend/Add Variances**

Variance 3 shall be amended as follows:



A side yard of 0.25m (approx. 0.82ft) measured to the first storey eaves; whereas By-law 0225 2007, as amended, requires a minimum side yard 0.75m (approx. 2.46ft) measured to the first storey eaves in this instance;

Variance 10 shall be amended as follows:

An accessory structure with an occupied area of 81.12 m<sup>2</sup> (approx. 873.17sq. ft.); whereas By-law 0225-2007, as amended, permits a maximum occupied area of 20.00 m<sup>2</sup> for an accessory structure (approx. 215.28sq. ft.) in this instance;

An additional variance is required:

An area occupied of 81.12 m<sup>2</sup> (approx. 873.17sq. ft.) for all accessory buildings and structures; whereas By-law 0225-2007, as amended, permits a maximum occupied area of 60.00 m<sup>2</sup> (approx. 215.28sq. ft.) for all accessory buildings and structures in this instance;

### **Additional Information Required**

Staff have not received information from the Conservation Authority confirming compliance with regulations 2.1.18.1 and 2.1.18.2. Variances may be required.

Staff have requested for more information from the applicant for established grade of the garage/accessory structure to determine the height of building and landscaped soft area calculations for the front yard. Staff cannot verify compliance for these regulations at this time.

Please note that comments reflect those provided through the above application. These comments may no longer be valid should there be changes contained within this Committee of Adjustment application that have not been submitted and reviewed through the application noted above. The applicant must submit any changes and/or updates to information and/or drawings separately through the above application in order to receive updated comments.

Comments Prepared by: Tage Crooks, Zoning Examiner

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

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

The lands adjacent to the property are owned by the City of Mississauga, identified as Sheridan Creek Trail (P-171), 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. Construction access from the adjacent park/greenlands is not permitted.
2. If access is required to City owned lands, a Consent to Enter Agreement/Park Access Permit will be required.
3. Stockpiling of construction materials and encroachment in the adjacent park/greenlands is not permitted.
4. No public trees shall be injured or removed. If public tree removal is required, a permit must be issued as per By-law 0020-2022.
5. No private trees shall be injured or removed. If a private tree with a diameter of 15 centimetres or greater on private property is to be injured or destroyed, a permit must be issued as per By-law 0021-2022.
6. Prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O. 1990, c.P. 13, as amended) and in accordance with the City's policies and by-laws.

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

Comments Prepared by: Nicholas Rocchetti, Planner-in-Training

#### **Appendix 4 – CVC**

**Re: City File No. A482.23**

**CVC File No. A 23/482**

**Rafaqat Ali**

**1990 Lushes Avenue**

**Part of Lot 30, Concession 3 SDS**

**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.

#### **CVC REGULATED AREA:**

Based on CVC mapping and information available, the subject property at 1990 Lushes Avenue is regulated by CVC due to the floodplain associated with Sheridan Creek. As such, the property is subject to CVC's Ontario Regulation 160/06: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses. 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 applicant has applied for the following applications pertaining to the subject site:

1. A side yard setback to the first storey of the dwelling (south side) of 0.66m (approx. 2.17ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback to the first storey of 1.20m (approx. 3.94ft) in this instance;
2. A side yard setback to the second storey of the dwelling (south side) of 1.22m (approx. 4.00ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback to the second storey of 1.81m (approx. 5.94ft) in this instance;
3. A side yard setback to the eaves at the first storey of 0.46m (approx. 1.51ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback to the eaves at the first storey of 0.75m (approx. 2.46ft) in this instance;
4. A side yard setback to the eaves at the second storey of 0.81m (approx. 2.66ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback to the eaves at the second storey of 1.36m (approx. 4.46ft) in this instance;
5. A driveway width of 2.44m (approx. 8.01ft) whereas By-law 0225-2007, as amended, requires a minimum driveway width of 2.60m (approx. 8.53ft) in this instance;
6. A driveway width of 7.30m (approx. 23.95ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.69ft) in this instance;
7. A driveway setback to the north side lot line of 0.30m (approx. 0.98ft) whereas By-law 0225-2007, as amended, requires a minimum driveway setback to the north side lot line of 0.60m (approx. 1.97ft) in this instance;
8. A detached garage height of 6.88 m (approx. 22.57ft) whereas By-law 0225-2007, as amended, permits a maximum detached garage height of 4.60m (approx. 15.09ft) in this instance;

9. A detached garage height to the underside of eaves of 5.08m (approx. 16.67ft) whereas By-law 0225-2007, as amended, permits a maximum height to underside of eaves of 3.00m (approx. 9.84ft) in this instance;
10. A second storey in a detached garage with a floor area of 81.12sq m (approx. 873.17sq ft) whereas By-law 0225-2007, as amended, permits a maximum floor area of a second storey in a garage of 20.00sq m (approx. 215.28sq ft) in this instance;
11. An accessory structure height of 6.88m (approx. 22.57ft) whereas By-law 0225-2007, as amended, permits a maximum accessory structure height of 3.50m (approx. 11.48ft) in this instance;
12. A circular driveway on a lot with a frontage of 16.35m (approx. 53.64ft) whereas By-law 0225-2007, as amended, permits a circular driveway on a lot with a frontage of 22.50m (approx. 73.82ft) in this instance;
13. A new detached dwelling and detached garage in accordance with R-3 Zone standards on a lot in the D-1 Zone whereas By-law 0225-2007, as amended, permits only existing dwellings in this instance;
14. A second storey setback of a detached garage of 1.20m (approx. 3.94ft) whereas By-law 0225-2007, as amended, requires a minimum setback to the second storey of a detached garage of 1.81m (approx. 5.94ft) in this instance; and,
15. A setback to the second storey eave of a detached garage of 0.75m (approx. 2.46ft) whereas By-law 0225-2007, as amended, requires a minimum setback to the second storey eave of 1.36m (approx. 4.46ft) in this instance.

**COMMENTS:**

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

CVC Staff has previously reviewed the preliminary plans for the proposed dwelling and detached garage. There remains outstanding information with respect to the floodproofing design of the proposed structures that must be addressed through the CVC permitting process.

The applicant is to note that CVC has not received payment of the review fee of \$478 for this Minor Variance application. The applicant should forward this directly to CVC at the earliest convenience.

I trust that these comments are sufficient. Please do not hesitate to contact the undersigned at [eric.james@cvc.ca](mailto:eric.james@cvc.ca) or 905-670-1615 (ext. 284) should you have any further questions. Please circulate CVC on any future correspondence or applications regarding this site.

Comments Prepared by: Eric James, Junior Regulations Officer

## Appendix 5 – Region of Peel

### Minor Variance: A-23-482M / 1990 Lushes Avenue

Development Engineering: Brian Melnyk (905)-791-7800 x3602

#### 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](mailto:siteplanservicing@peelregion.ca).
- All unutilized water and sanitary services shall be abandoned in accordance with Region of Peel design specifications. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. 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](mailto:siteplanservicing@peelregion.ca).

Planning: Ayooluwa Ayoola (905) 791-7800 x8787

#### Comments:

- The subject land is 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 the 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.
- The subject land is located within the Credit Valley Conservation Authority (CVC) Flood Plain. The Regional Official Plan (ROP) designates floodplains as a natural hazard under Policy **2.16.11**. Within this designation, ROP policies seek to ensure that development and site alterations do not create new or aggravate existing flood plain management problems along flood susceptible riverine environments. We rely on the environmental expertise of the **CVC** for the review of development applications located within or adjacent to natural hazards in Peel. We, therefore, request that City staff consider comments from the **CVC** and incorporate their conditions of approval appropriately.
- The subject land is located within a Natural Area and Corridor (NAC) of the Greenlands Systems designated under Policy **2.14.18** of the Regional Official Plan (ROP). NACs are to be protected, restored, and enhanced for the long-term ecological function and biodiversity of the Greenlands System.

Comments Prepared by: Ayooluwa Ayoola, Junior Planner



# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A483.23  
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 5435 Maingate Drive, zoned E2-19- 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 parking on the property proposing 29 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 40 parking spaces in this instance.

The Committee has set **Thursday, December 14, 2023 at 3:30 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

### How to participate:

Public participation at hearings helps the Committee make informed decisions. There are several methods to participate:

- **In person:** The hearing will be held in person at Mississauga Civic Centre, Council Chambers, 300 City Centre Drive, 2<sup>nd</sup> Floor. Advance registration is preferred if you wish to speak at the hearing in person. If you wish to make a presentation you must send your request to speak and your presentation (as an attachment) via email to [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca) by 4:30 PM on the Friday prior to the hearing. A document projector will also be available, if preferred.
- **Electronically (computer, tablet or smartphone):** Advance registration is required to speak virtually at the hearing. If you wish to make a presentation at the hearing you must send your request to speak and your presentation material (as an attachment) via email to [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca) by 4:30 PM on the Friday prior to the hearing. If you have connection issues on the hearing date, please email [virtualmeeting.help@mississauga.ca](mailto:virtualmeeting.help@mississauga.ca).
- **By telephone:** Advance registration is required to speak virtually at the hearing. To register, please call 905-615-3200 x2408 by 4:30 PM 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 call in details prior to the start of the hearing.
- **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](mailto:committee.adjustment@mississauga.ca) or by mailing the Committee of Adjustment, 300 City Centre Drive 2<sup>nd</sup> Floor, Mississauga, ON L5B 3C1. Please include your name, your address, and the application file number or property address you are commenting on.

If you wish to view the public hearing online and do not wish to speak, the hearing will be streamed at the following link:

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

### Additional Information:

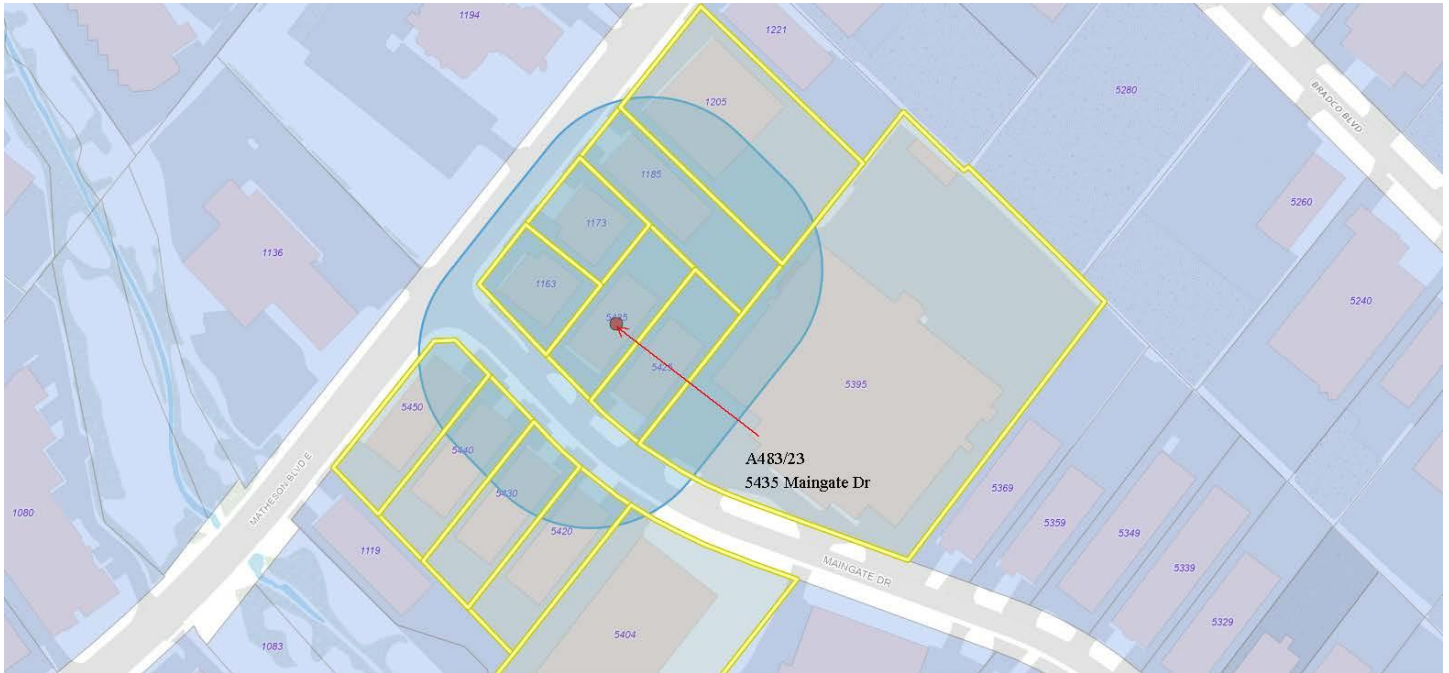
- For more information about this matter, contact [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca) or call 905-615-3200 x2408. Alternatively, information can be obtained in person by making an appointment with the Committee of Adjustment at 300 City Centre Drive 2<sup>nd</sup> Floor, Mississauga, ON L5B 3C1. Appointments can be booked using the "Book an appointment" button on the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.



- 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](mailto:committee.adjustment@mississauga.ca) or by mailing the Committee of Adjustment, 300 City Centre Drive 2<sup>nd</sup> Floor, Mississauga, ON L5B 3C1. This will also entitle you to be advised of any Ontario Land Tribunal (OLT) appeals.

### **Committee of Adjustment Appeal Process:**

The Province of Ontario's Bill 23, the More Homes Built Faster Act, 2022, limits who is allowed to appeal decisions made by the Committee of Adjustment. 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. For more information please see the "Appeal process" section on the Committee of Adjustment webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.



### **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.

# City of Mississauga Department Comments

Date Finalized: 2023-12-07	File(s): A483.23 Ward: 5
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2023-12-14 3:30:00 PM

## Consolidated Recommendation

The City recommends the application be deferred.

## Application Details

The applicant requests the Committee to approve a minor variance to allow parking on the property proposing 29 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 40 parking spaces in this instance.

## Background

**Property Address:** 5435 Maingate Drive

### Mississauga Official Plan

Character Area: Northeast Employment Area (West)  
Designation: Business Employment

### Zoning By-law 0225-2007

**Zoning:** E2-19- Employment

**Other Applications:** BP 3ALT 23 9373, C23-8958

### Site and Area Context

The subject property is located on the east side of Maingate Drive, south of the Matheson Boulevard East intersection. It currently contains a one-storey industrial building and an associated surface parking lot. No landscaping and vegetative elements are present on the subject property. The surrounding area context is predominantly industrial, consisting of low rise

industrial buildings on lots of varying sizes. Commercial uses are present in the larger area context.

The applicant is proposing interior renovations and a change of use on the subject property and requires a variance for parking deficiency.



## 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 variance proposes a reduction in the required parking rate. 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 on 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:

With respect to Committee of Adjustment application 'A' 483.23, 5435 Maingate Drive, the Applicant is requesting the Committee to approve a minor variance to allow reduced parking for the subject property and proposing:

A total of 29 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 40 parking spaces in this instance.

Per the materials provided by the Applicant, the subject property is currently utilized as a Warehouse. The requested variance is triggered by the change of use to a Motor Vehicle Repair Facility with a Gross Floor Area (GFA) of 931.88 square meters. The subject site is located within E2-19 Zoning Area, Parking Precinct 4.

Per Section 3.1.1.2 of Mississauga Zoning By-law, Motor Vehicle Repair Facility uses located in Parking Precinct 4 require a minimum of 4.3 parking spaces per 100 square meters of non-residential GFA. Therefore, with a proposed GFA of 931.88 square meters, a minimum of 40 parking spaces would be required. The Applicant proposes 29 parking spaces on site. As such, 40 parking spaces are required whereas 29 parking spaces can be accommodated, which generates a parking deficiency of 11 spaces or 27.5%.

As the proposed parking deficiency exceeds 10%, a satisfactory Parking Utilization Study (PUS) is required as per the City's Parking Terms of Reference provision. The Applicant did not provide a PUS as justification for the proposed parking deficiency. 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.

Zoning staff have advised that the requested variance is correct.

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

Planning staff echo Municipal Parking staff's comments and recommend the application be deferred.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner



## Appendices

### Appendix 1 – Transportation and Works Comments

Enclosed for Committees easy reference are photos depicting the subject property.









Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

## **Appendix 2 – Zoning Comments**

The Building Department is processing Certificate of Occupancy application C23-8958. Based on review of the information available in this application, we advise that the variances, as requested, are correct.

Please note that comments reflect those provided through the above application. These comments may no longer be valid should there be changes contained within this Committee of Adjustment application that have not been submitted and reviewed through the application noted above. The applicant must submit any changes and/or updates to information and/or drawings separately through the above application in order to receive updated comments.

Comments Prepared by: Brooke Herczeg, Zoning Examiner

## **Appendix 3 – Region of Peel**

We have no comments or objections.

Comments Prepared by: Ayooluwa Ayoola, Junior Planner



# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A486.23  
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 3600 Hurontario Street, zoned CC2-7- City Centre, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow parking on the property proposing:

1. 0.5 resident parking spaces per dwelling unit for Apartments (CC2) whereas By-law 0225-2007, as amended, requires 0.8 resident parking spaces per dwelling unit in this instance; and,
2. 0.1 visitor parking spaces per dwelling unit for Apartments (CC2) whereas By-law 0225-2007, as amended, requires 0.15 visitor parking spaces per dwelling unit in this instance.

The Committee has set **Thursday, December 14, 2023 at 3:30 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

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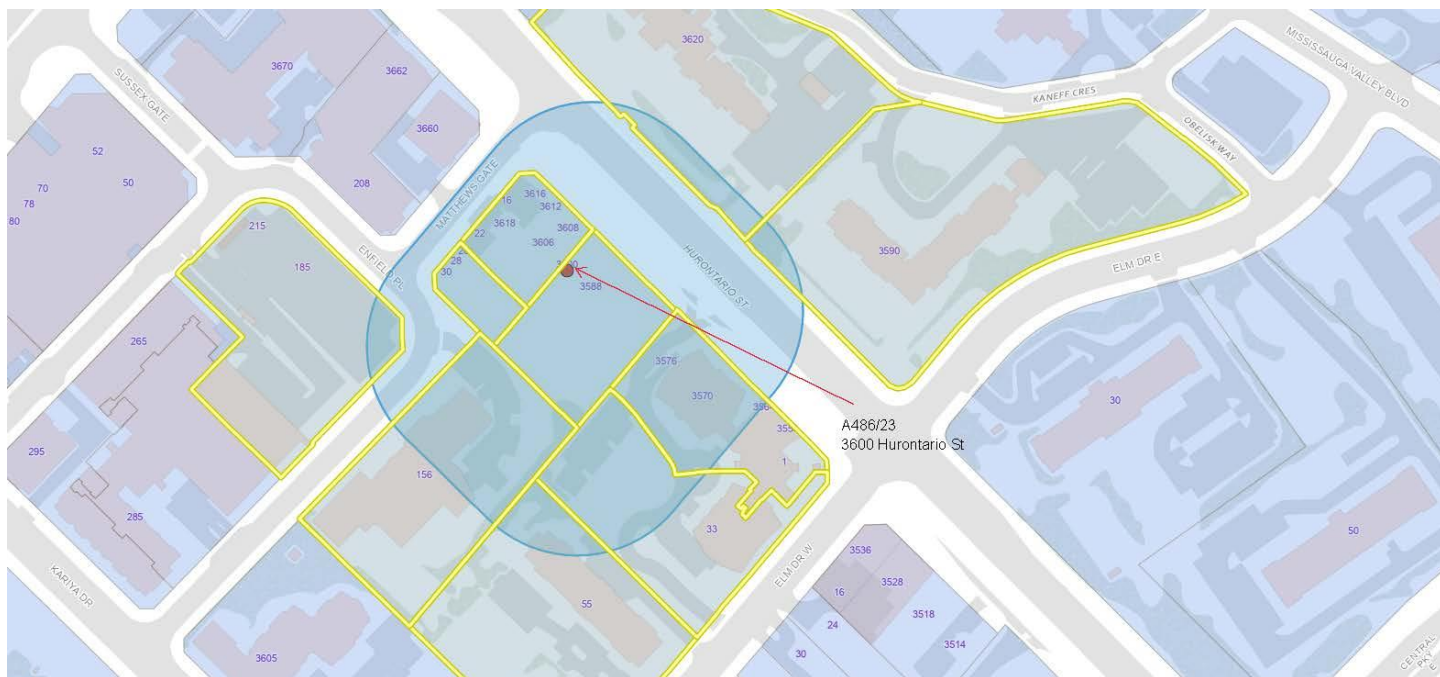
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# City of Mississauga Department Comments

Date Finalized: 2023-12-07	File(s): A486.23
To: Committee of Adjustment	Ward: 7
From: Committee of Adjustment Coordinator	Meeting date:2023-12-14 3:30:00 PM

## Consolidated Recommendation

The City recommends the application be deferred.

## Application Details

The applicant requests the Committee to approve a minor variance to allow parking on the property proposing:

1. 0.5 resident parking spaces per dwelling unit for Apartments (CC2) whereas By-law 0225-2007, as amended, requires 0.8 resident parking spaces per dwelling unit in this instance; and,
2. 0.1 visitor parking spaces per dwelling unit for Apartments (CC2) whereas By-law 0225-2007, as amended, requires 0.15 visitor parking spaces per dwelling unit in this instance.

## Background

**Property Address:** 3600 Hurontario Street

### Mississauga Official Plan

Character Area: Downtown Core  
Designation: Downtown Mixed Use

### Zoning By-law 0225-2007

**Zoning:** CC2-7- City Centre

**Other Applications:** SP-09-27

### Site and Area Context



The subject property is located on the west side of Hurontario Street, south of the Mathews Gate intersection in the Downtown Core Character Area. It is currently a vacant site with a lot area of +/- 3,945.99m<sup>2</sup> (42,474.28ft<sup>2</sup>). There are no landscaping elements present on the subject property. The surrounding area consists of a mix of uses, including commercial, open space, and various residential built forms.

The applicant is proposing the construction of a 51-storey mixed-use building requiring a variances for a parking deficiency.



## 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 variance proposes a reduction in the required parking rate. 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 on 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:

With respect to Committee of Adjustment application 'A' 486.23, 3600 Hurontario Street, the Applicant is requesting the Committee to approve a minor variance to allow reduced parking for the subject property and proposing:

1. 0.5 resident parking spaces per dwelling unit for Apartments (CC2) whereas By-law 0225-2007, as amended, requires 0.8 resident parking spaces per dwelling unit in this instance;
2. 0.1 visitor parking spaces per dwelling unit for Apartments (CC2) whereas By-law 0225-2007, as amended, requires 0.15 visitor parking spaces per dwelling unit in this instance.

Per the materials provided by the Applicant, the subject property is currently vacant. The proposed development consists of a 51-storey Condominium Apartment building with a total of 587 units and a Gross Floor Area (GFA) of 36,498.2 square meters. In addition, a retail space with a GFA of approximately 228.5 square meters is also included at grade. The subject site is located within CC2-7 Zoning Area, Parking Precinct 1.

Per Section 3.1.1.2 of Mississauga Zoning By-law, Apartment uses located in CC1 to CC4 Zoning Areas require a minimum of 0.8 resident spaces per unit and 0.15 visitor spaces per unit. A shared parking arrangement for retail spaces is used to incorporate the required spaces into visitor parking pursuant to Section 3.1.2.1.3 of the Zoning By-law. Therefore, with a proposed number of 587 units, a minimum of 470 resident spaces and 88 visitor spaces with a total of 558 parking spaces would be required. The Applicant proposes a total of 353 parking spaces, including 294 resident spaces and 59 visitor spaces. As such, 558 parking spaces are required whereas 353 parking spaces can be accommodated, which generates a parking deficiency of 205 spaces or 36.7%.

As the proposed parking deficiency exceeds 10%, a satisfactory Parking Utilization Study (PUS) is required as per the City's Parking Terms of Reference provision.

The Applicant submitted a Traffic Impact Study dated October 31, 2023, prepared by GHD Group. A five-day survey that concentrated on visitor parking at two proxy sites was undertaken from September to October 2023. The results of the survey indicate that the peak demand for visitor parking at 156 Enfield Place was observed on a Saturday at 6:30 p.m., with a total of 34 occupied parking spaces on site, which represents a utilization rate of 56% and a demand ratio of 0.12 spaces per residential unit. Compared to the proposed visitor parking rate of 0.1 visitor space per residential unit, the observed peak parking ratio at the proxy site suggests a higher parking demand for a comparable development. In addition, no survey for resident parking was included in the study, staff advise that both resident and visitor parking surveys should be provided as the deficiency of both proposed rates exceeds 10%.



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Zoning staff have advised that more information is required to verify the accuracy of the requested variance.

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

Planning staff echo Municipal Parking's comments and recommend the application be deferred.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

We are noting that any Transportation and Works Department concerns/requirements for the proposed dwelling will be addressed through the Site Plan Application process, SP 9-27.

Comments Prepared by: Joe Alava, T&W Development Engineering

### 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: Minan Song, Planner in Training

### Appendix 3 – Metrolinx

#### **3600 Hurontario Street - A486.23**

Metrolinx is in receipt of the minor variance application for 3600 Hurontario St to permit a reduced residential and visitor parking rate in support of the 51-storey mixed-use development comprising of 587 residential units and retail space at grade. Metrolinx's comments on the subject application are noted below:

- The subject property is located within 60m of the proposed Hurontario LRT.
- Please note that Metrolinx is a key stakeholder engaged in the comprehensive application of this site. Any comments/requirements previously provided by Metrolinx are still applicable
- Please continue to engage Metrolinx as the development progresses.

#### **Construction Coordination**

- The applicant should be advised that Metrolinx and its contractors will be utilizing the Hurontario Street right-of-way, and its intersections, during the project's Construction Period. Based on the location of the subject property, there is potential for construction coordination and traffic staging conflicts.
  - Should construction of the Hurontario LRT and the proposed development occur simultaneously, Metrolinx will require the developer to submit schedule or staging plans to coordinate access to both parties.

Comments Prepared by: Farah Faroque, Project Analyst

#### **Appendix 4 – Region of Peel**

We have no comments or objections.

Comments Prepared by: Ayooluwa Ayoola, Junior Planner



# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A491.23  
Ward: 10

## 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 3980 McDowell Drive, zoned R6-1- Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow a change of use proposing a transitional housing use on the subject property whereas By-law 0225-2007, as amended, does not permit transitional housing on the subject property in this instance.

The Committee has set **Thursday, December 14, 2023 at 3:30 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

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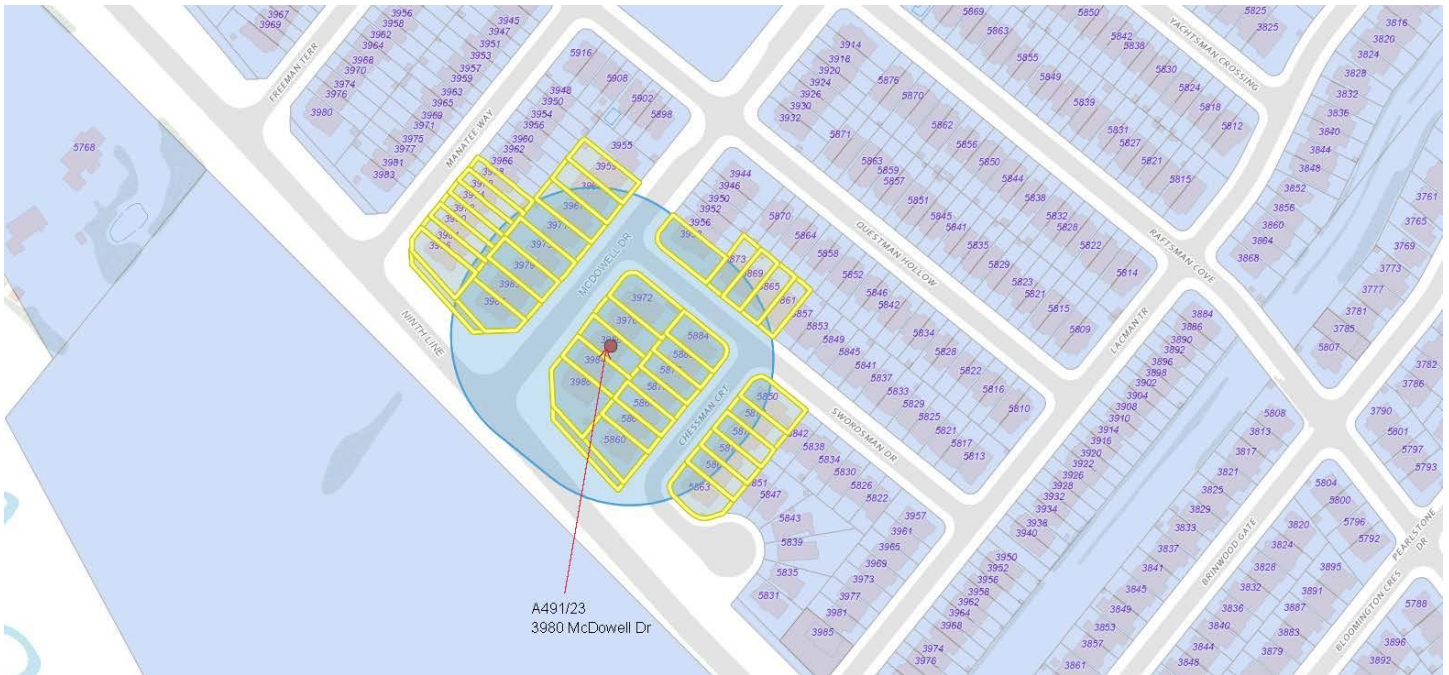
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# City of Mississauga Department Comments

Date Finalized: 2023-12-08	File(s): A491.23
To: Committee of Adjustment	Ward: 10
From: Committee of Adjustment Coordinator	Meeting date:2023-12-14 3:30:00 PM

## Consolidated Recommendation

The City has no objections to the application.

## Application Details

The applicant requests the Committee to approve a minor variance to allow a change of use proposing a transitional housing use on the subject property whereas By-law 0225-2007, as amended, does not permit transitional housing on the subject property in this instance.

## Background

**Property Address:** 3980 McDowell Drive

### Mississauga Official Plan

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

### Zoning By-law 0225-2007

**Zoning:** R6-1- Residential

**Other Applications:** C 23-9846

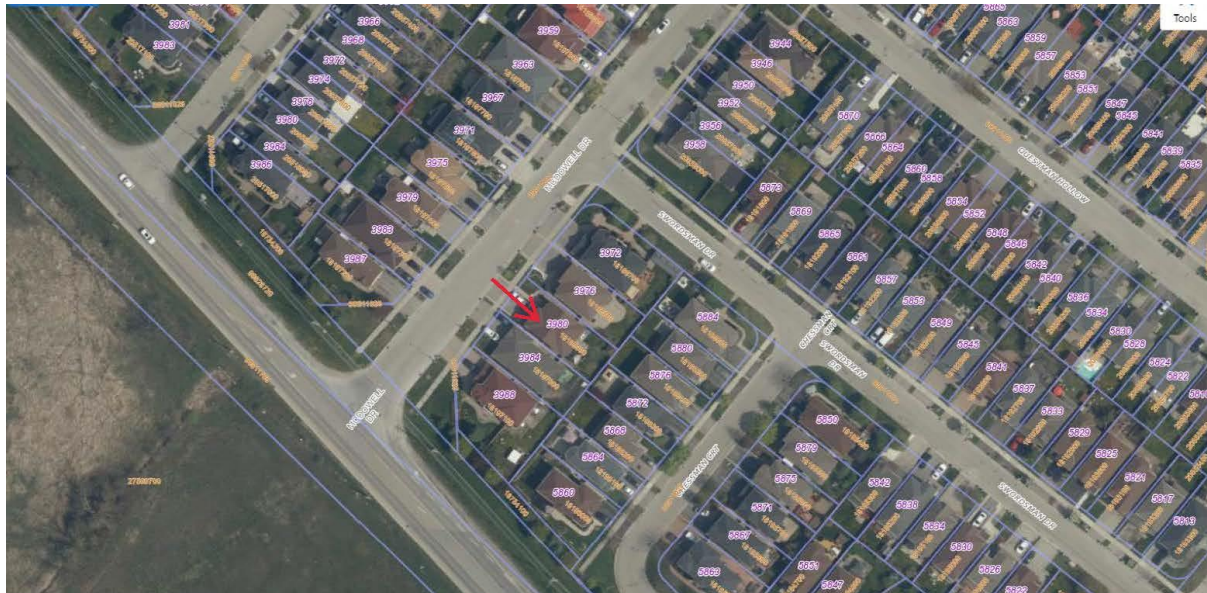
### Site and Area Context

The subject property is located on the south side of McDowell Road, east of Ninth Line in the Churchill Meadows Neighbourhood Character Area. It is an interior lot containing a two-storey detached dwelling with attached garage. Limited landscaping and vegetative elements are



present on the subject property. The surrounding context is predominantly residential, consisting of two-storey detached and semi-detached dwellings.

The applicant is proposing a transitional housing use on the subject property requiring a variance for the use.



## Comments

### Planning

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

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

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

The subject property is located in the Churchill Meadows Neighbourhood Character Area and is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits detached dwellings and semi-detached dwellings, duplexes, triplexes, street townhouses and other forms of low-rise dwellings with individual frontages. The proposal is consistent with maintaining a low density housing use as there is no proposed change to the form of the dwelling or its primary function. Section 7.2.2 of the MOP states the City of Mississauga will provide opportunities for the production of housing for those with special needs, such as housing for the elderly and shelters. Staff are of the opinion the proposal will provide additional housing options for the City's residents. Staff are therefore of the opinion the proposal maintains the general intent and purpose of the official plan.

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

The subject property is zoned R6-1, which only permits detached dwellings. The intent of this zone is to ensure low density residential housing is provided on the subject property. The proposal will retain the low density detached dwelling in its current form.

The City of Mississauga recently amended the zoning by-law to define transitional housing. Transitional housing is defined as a building, structure or part thereof consisting of dwelling units or rooms designed or intended to contain accommodation for sleeping, or both, that is owned and/or operated by or on behalf of a public authority or a non-profit housing provider, and is used as an emergency shelter or temporary accommodation in which the provision of support services are included. The non-profit housing provider, Sacred Hand Canada, is a registered Canadian charity, which aims to provide only temporary accommodation for disadvantaged single women seeking permanent housing solutions.

Staff note the proposal maintains the detached dwelling in its current form and are of the opinion that it 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?**

Staff are of the opinion that the proposal will not have significant impacts on the neighbouring properties as there are no changes to the subject property in its current form. The dwelling will maintain a low density residential use with all support services being conducted off-site. On-site staff are tasked with supervising the residents and providing transportation to the residents in the dwelling. As such, the proposed variance is minor in nature and results in orderly development of the subject property.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

Enclosed for Committees easy reference is a photo depicting the subject property.



Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

### Appendix 2 – Zoning Comments

The Building Department is processing Certificate of Occupancy application 23-9846. Based on review of the information available in this application, we advise that the variance, as requested, is correct.

Please note that comments reflect those provided through the above application. These comments may no longer be valid should there be changes contained within this Committee of Adjustment application that have not been submitted and reviewed through the application noted above. The applicant must submit any changes and/or updates to information and/or drawings separately through the above application in order to receive updated comments.

Comments Prepared by: Brian Bonner, Supervisor

**Appendix 3 – Region of Peel**

We have no comments or objections.

Comments Prepared by: Ayooluwa Ayoola, Junior Planner



# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A492.23  
Ward: 3

## 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 1757 Rowntree Court, 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 a change of use proposing a transitional housing use on the subject property whereas By-law 0225-2007, as amended, does not permit transitional housing on the subject property in this instance.

The Committee has set **Thursday, December 14, 2023 at 3:30 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

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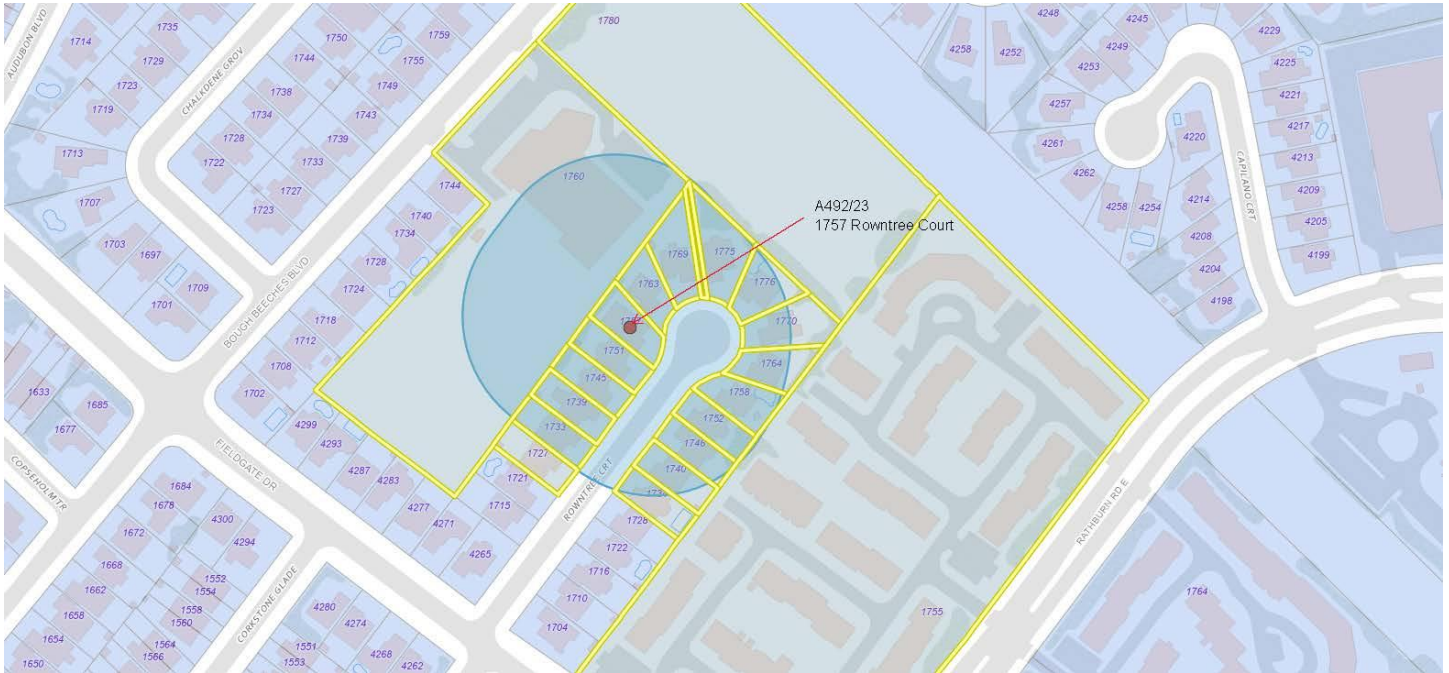
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# City of Mississauga Department Comments

Date Finalized: 2023-12-08	File(s): A492.23
To: Committee of Adjustment	Ward: 3
From: Committee of Adjustment Coordinator	Meeting date:2023-12-14 3:30:00 PM

## Consolidated Recommendation

The City has no objections to the application.

## Application Details

The applicant requests the Committee to approve a minor variance to allow a change of use proposing a transitional housing use on the subject property whereas By-law 0225-2007, as amended, does not permit transitional housing on the subject property in this instance.

## Background

**Property Address:** 1757 Rowntree Court

### Mississauga Official Plan

Character Area: Rathwood Neighbourhood  
Designation: Residential Low Density I

### Zoning By-law 0225-2007

**Zoning:** R3- Residential

**Other Applications:** C 23-9847

### Site and Area Context

The subject property is located north-west of the Rathburn Road East and Fieldgate Drive intersection in the Rathwood Neighbourhood Character Area. It is an interior lot containing a two-storey detached dwelling with attached garage. Limited landscaping and vegetative

elements are present on the subject property. The surrounding context is primarily residential, consisting of two-storey detached and semi-detached dwellings as well as townhomes. Additionally, Saints Martha and Mary Public School directly abuts the property to the north.

The applicant is proposing a transitional housing use on the subject property requiring a variance for the use.



## Comments

### Planning

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

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

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

The subject property is located in the Rathwood Neighbourhood Character Area and is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits detached dwellings, semi-detached dwellings and duplexes. The proposal is consistent with maintaining a low density housing use as there is no proposed change to the form of the dwelling or its primary function. Section 7.2.2 of the MOP states the City of Mississauga will provide opportunities for the production of housing for those with special needs, such as housing for the elderly and shelters. Staff are of the opinion the proposal will provide additional housing options for the City's residents. Staff are therefore of the opinion the proposal maintains the general intent and purpose of the official plan.

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

The subject property is zoned R3, which only permits detached dwellings. The intent of this zone is to ensure low density residential housing is provided on the subject property. The proposal will retain the low density detached dwelling in its current form.

The City of Mississauga recently amended the zoning by-law to define transitional housing. Transitional housing is defined as a building, structure or part thereof consisting of dwelling units or rooms designed or intended to contain accommodation for sleeping, or both, that is owned and/or operated by or on behalf of a public authority or a non-profit housing provider, and is used as an emergency shelter or temporary accommodation in which the provision of support services are included. The non-profit housing provider, Sacred Hand Canada, is a registered Canadian charity, which aims to provide only temporary accommodation for disadvantaged single women seeking permanent housing solutions.

Staff note the proposal maintains the detached dwelling in its current form and are of the opinion that it 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?**

Staff are of the opinion that the proposal will not have significant impacts on the neighbouring properties as there are no changes to the subject property in its current form. The dwelling will maintain a low density residential use with all support services being conducted off-site. On-site staff are tasked with supervising the residents and providing transportation to the residents in the dwelling. As such, the proposed variance is minor in nature and results in orderly development of the subject property.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

Enclosed for Committees easy reference is a photo depicting the subject property.

Comments Prepared by: Joe Alava, T&W Development Engineering



### Appendix 2 – Zoning Comments

The Building Department is processing Certificate of Occupancy application 23-9847. Based on review of the information available in this application, we advise that the variances, as requested, are correct.

Please note that comments reflect those provided through the above application. These comments may no longer be valid should there be changes contained within this Committee of Adjustment application that have not been submitted and reviewed through the application noted above. The applicant must submit any changes and/or updates to information and/or drawings separately through the above application in order to receive updated comments.

Comments Prepared by: Brian Bonner, Supervisor

**Appendix 3 – Region of Peel**

We have no comments or objections.

Comments Prepared by: Ayooluwa Ayoola, Junior Planner



# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A323.23  
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 395 Square One Drive, 4225 and 4235 Confederation Parkway; and 4220 Living Arts Drive, zoned CC2 and H-CC2- Downtown Core, 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 parking proposing:

1. All properties shown as Area 'A' on the submitted Schedule to be considered one lot for the purpose of calculating required parking whereas By-law 0225-2007, as amended, does not permit this in this instance;
2. An aggregate parking rate of 0.67 resident spaces per apartment unit for all properties shown as Area 'A' on the submitted Schedule whereas By-law 0225-2007, as amended, requires a parking rate of 0.80 resident spaces per apartment unit in this instance.

The Committee has set **Thursday, December 14, 2023 at 3:30 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

### How to participate:

Public participation at hearings helps the Committee make informed decisions. There are several methods to participate:

- **In person:** The hearing will be held in person at Mississauga Civic Centre, Council Chambers, 300 City Centre Drive, 2<sup>nd</sup> Floor. Advance registration is preferred if you wish to speak at the hearing in person. If you wish to make a presentation you must send your request to speak and your presentation (as an attachment) via email to [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca) by 4:30 PM on the Friday prior to the hearing. A document projector will also be available, if preferred.
- **Electronically (computer, tablet or smartphone):** Advance registration is required to speak virtually at the hearing. If you wish to make a presentation at the hearing you must send your request to speak and your presentation material (as an attachment) via email to [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca) by 4:30 PM on the Friday prior to the hearing. If you have connection issues on the hearing date, please email [virtualmeeting.help@mississauga.ca](mailto:virtualmeeting.help@mississauga.ca).
- **By telephone:** Advance registration is required to speak virtually at the hearing. To register, please call 905-615-3200 x2408 by 4:30 PM 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 call in details prior to the start of the hearing.
- **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](mailto:committee.adjustment@mississauga.ca) or by mailing the Committee of Adjustment, 300 City Centre Drive 2<sup>nd</sup> Floor, Mississauga, ON L5B 3C1. Please include your name, your address, and the application file number or property address you are commenting on.

If you wish to view the public hearing online and do not wish to speak, the hearing will be streamed at the following link:

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



**Additional Information:**

- For more information about this matter, contact [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca) or call 905-615-3200 x2408. Alternatively, information can be obtained in person by making an appointment with the Committee of Adjustment at 300 City Centre Drive 2<sup>nd</sup> Floor, Mississauga, ON L5B 3C1. Appointments can be booked using the “Book an appointment” button on the Committee’s webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.
- 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](mailto:committee.adjustment@mississauga.ca) or by mailing the Committee of Adjustment, 300 City Centre Drive 2<sup>nd</sup> Floor, Mississauga, ON L5B 3C1. This will also entitle you to be advised of any Ontario Land Tribunal (OLT) appeals.

**Committee of Adjustment Appeal Process:**

The Province of Ontario’s Bill 23, the More Homes Built Faster Act, 2022, limits who is allowed to appeal decisions made by the Committee of Adjustment. 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. For more information please see the “Appeal process” section on the Committee of Adjustment webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

**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.

# City of Mississauga Department Comments

Date Finalized: 2023-12-07	File(s): A323.23
To: Committee of Adjustment	Ward: 4
From: Committee of Adjustment Coordinator	Meeting date:2023-12-14 3:30:00 PM

## Consolidated Recommendation

The City has no objections to the application. The applicant may wish to defer the application to ensure that all required variances have been accurately identified.

## Application Details

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

1. All properties shown as Area 'A' on the submitted Schedule to be considered one lot for the purpose of calculating required parking whereas By-law 0225-2007, as amended, does not permit this in this instance;
2. An aggregate parking rate of 0.67 resident spaces per apartment unit for all properties shown as Area 'A' on the submitted Schedule whereas By-law 0225-2007, as amended, requires a parking rate of 0.80 resident spaces per apartment unit in this instance.

## Background

**Property Address:** 395 Square One Drive, 4225 and 4235 Confederation Parkway; and 4220 Living Arts Drive

### Mississauga Official Plan

Character Area: Downtown Core  
Designation: Downtown Mixed Use

### Zoning By-law 0225-2007

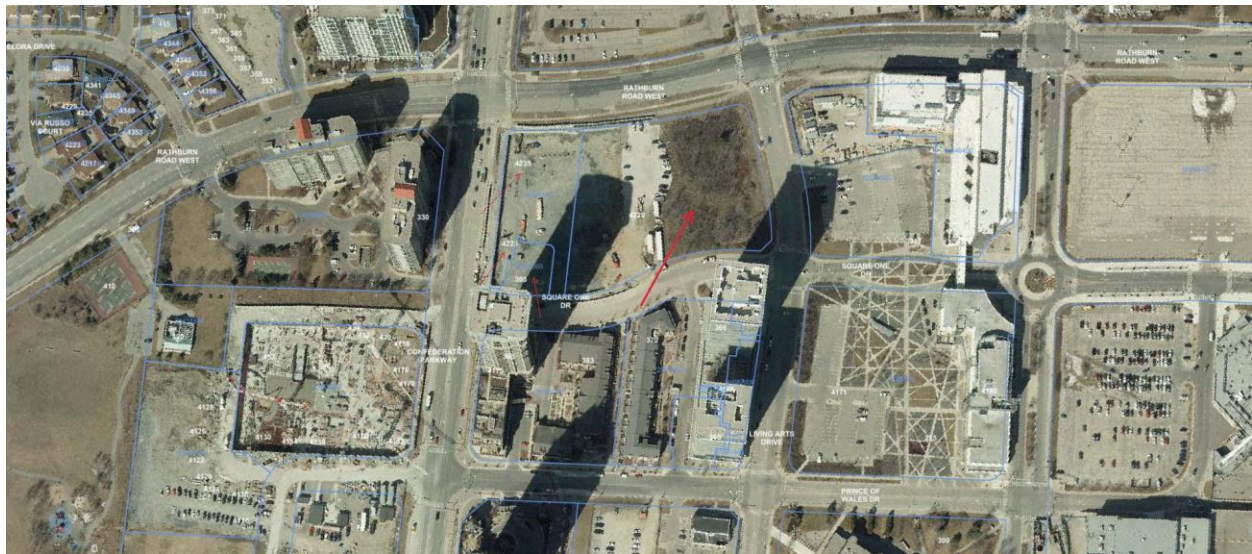
**Zoning:** CC2 and H-CC2- Downtown Core

**Other Applications:** SP-19-31, SP 19-144, BP 3NEW 20-3001

### Site and Area Context

The subject lands are located on the north-east corner of the Confederation Parkway & Square One Drive intersection in the Downtown core. It is currently vacant with no landscaping or vegetation elements on the property. The surrounding area includes a mix of uses, including commercial, residential and office uses, as well as a mix of built forms such as townhouse dwellings and apartment dwellings. Sheridan College Hazel McCallion campus abuts the property to the east.

The applicant is proposing modifications to the resident parking rate, requiring variance for the number of parking spaces and the calculation methodology.



## 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 variance proposes a reduction in the required parking rate. 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 on 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:

With respect to Committee of Adjustment application 'A' 323.23, 395 Square One Drive, 4225 and 4235 Confederation Parkway; and 4220 Living Arts Drive, the Applicant is requesting the Committee to approve a minor variance to allow reduced parking for the subject property and proposing:

An aggregate parking rate of 0.67 resident spaces per apartment unit for all properties shown as Area 'A' on the submitted Schedule whereas By-law 0225-2007, as amended, requires a parking rate of 0.80 resident spaces per apartment unit in this instance.

Per the materials provided by the Applicant, the entire development includes two phases. Phase One consists of two residential buildings, including a 37-storey building with 428 units of Rental Apartment units and a 48-storey building with 574 Condominium Apartment units. Phase Two consists of three residential buildings, including a 55-storey building with 577 Rental Apartment units, a 36-storey building with 411 Condominium Apartment units, and a 44-storey building with 520 Condominium Apartment units. The total number of proposed residential units is 2,510. In addition to residential uses, the Applicant also proposed on-site non-residential uses including Retail uses with a Gross Floor Area (GFA) of 1,356 square meters, College/University uses with a GFA of 1,470 square meters, and Community Center uses with a GFA of 2,292 square meters. The subject site is located within CC2(1) and H-CC2(1) Zoning Areas, Parking Precinct 1.

Per Section 3.1.1.2 of Mississauga Zoning By-law, Apartment uses located in CC2 zoning area require a minimum of 0.8 resident spaces per unit and 0.15 visitor spaces per unit. A shared parking arrangement for the proposed non-residential uses is used to incorporate the required spaces into visitor parking pursuant to Section 3.1.2.1.3 of the Zoning By-law. As a result, the minimum required parking space for the subject site would be 2,008 resident spaces and 377 visitor spaces. Following the initial submission, the Applicant has since raised the resident parking supply from 0.65 space per unit to 0.67 space per unit and proposes a total of 1,692 resident spaces, of which 26 spaces are located on another lot within the same block. The proposal represents a parking rate of 0.67 space per unit. The Applicant proposes no changes to the visitor parking rate. As such, 2,008 parking spaces are required whereas 1,692 parking spaces can be accommodated. The proposed parking deficiency is 316 parking spaces, or 15.7%.

As the proposed parking deficiency exceeds 10%, a satisfactory Parking Utilization Study (PUS) is required as per the City's Parking Terms of Reference provision.

The Applicant provided a Parking Utilization Study (PUS) dated June 2023, completed by BA Group. Parking surveys were conducted for six and nine days over a three-week period at two proxy sites in April and May 2023, with parking supply rates of 0.96 and 1.03 spaces per unit. The survey results indicate that the observed peak parking demand at the proxy site (4065 & 4099 Brickstone

Mews & 4070 Confederation Parkway, Mississauga) was 0.67 spaces per unit with a utilization rate of 69%.

Zoning staff have advised that a zoning verification has not been completed for the subject site, and the accuracy of the proposed variance could not be confirmed.

Given the above, Municipal Parking staff can support an aggregate parking rate of 0.67 resident spaces per apartment unit for all properties shown as Area 'A' on the submitted Schedule whereas By-law 0225-2007, as amended, requires a parking rate of 0.80 resident spaces per apartment unit in this instance.

Planning staff echo Municipal Parking staff's comments and are of the opinion that the variance maintains the general intent and purpose of both the official plan and zoning by-law, is minor in nature and represents appropriate development of the subject property.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

We are noting that any Transportation and Works Department concerns/requirements for the proposed development are being addressed through the Site Plan Application SP-19-31 and SP 19-144 and BP 3NEW 20-3001.

Comments Prepared by: Joe Alava, T&W Development Engineering

### Appendix 2 – Zoning Comments

We note that a building permit application is required. In the absence of a building permit 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.

(Zoning staff note that drawings submitted under Site Plan Application SP 19-031; as well as Building Permit BP 20-3001; did not reflect a deficiency in parking.)

Comments Prepared by: Adam McCormack – Zoning

### Appendix 3 – Region of Peel

We have no comments or objections.

Comments Prepared by: Ayooluwa Ayoola, Junior Planner