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## Committee of Adjustment

**Date:** March 4, 2021  
**Time:** 1:00 PM  
**Location:** Online Video Conference

### Members

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

### Contacts

Umar Mahmood, Committee of Adjustment Coordinator, Legislative Services  
905-615-3200 ext.5209  
[umar.mahmood@mississauga.ca](mailto:umar.mahmood@mississauga.ca)

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

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

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

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

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1. CALL TO ORDER
  2. DECLARATION OF CONFLICT OF INTEREST
  3. DEFERRALS OR WITHDRAWALS
  4. MATTERS TO BE CONSIDERED
    - 4.1. B-12/21  
41 BROADVIEW AVE (WARD 1)  
MICHAEL COCORAN
    - 4.2. A-30/21  
1047 OGDEN AVE (WARD 1)  
BEGANYI LADISLAV & NATASHA SHARMA
    - 4.3. A-54/21  
1424 LEDA AVE (WARD 1)  
UDOVIC, BARBARA & DOUGLAS, JONATHAN
    - 4.4. A-56/21  
1821 FEATHERSTON DR (WARD 8)  
D'URSO THERESA LOUISE
    - 4.5. A-57/21  
6880 SECOND LINE WEST (WARD 11)  
HM ROYALTY GROUP OF COMPANIES INC
    - 4.6. A-59/21  
2271 FIFTH LINE WEST (WARD 2)  
PATRICK HASS
    - 4.7. A-60/21  
2344 KENBARB RD (WARD 7)  
DROZD & KRISTINA WOJCIECH, AND CHRISTOPHER PALERMO
    - 4.8. A-62/21  
851 GENOVESE PL (WARD 6)  
KARTHIK RADHAKRISHNAN & PARIMALA RAMAMOORTHY

4.9. A-63/21  
20 HARROW ST (WARD 5)  
VARINDER SINGH & KIRANPREET KAUR KANDOLA

4.10. A-64/21  
385 TRADERS BLVD E (WARD 5)  
CNT DEVELOPERS INC.

4.11. A-65/21  
1562 PINETREE CRES (WARD 1)  
AHMED GULNAZ & TABASSUM NAZLI

4.12. A-66/21  
87 VISTA DR (WARD 11)  
PETER SABATA

4.13. A-220/21 & A221/20  
10-A PINE AVE N (WARD 1)  
JESSE MACEDO

4.14. A-364/20  
80 LAKESHORE RD E (WARD 1)  
2547101 ONTARIO INC

4.15. A-413/20  
28 ANN ST (WARD 1)  
EDENSHAW ANN DEVELOPMENTS LTD

5. OTHER BUSINESS

6. ADJOURNMENT



## COMMITTEE OF ADJUSTMENT NOTICE OF APPLICATION

File: B12.21

Ward: 1

### Why you received this letter:

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

### Details of the application and meeting information:

The property owner of 41 Broadview Avenue, zoned RM7-5 - Residential, has applied for Consent under Section 53 of the Planning Act. The applicant requests the approval of the Committee to sever a parcel of land for the creation of a new lot. The parcel of land has a frontage of approximately 8.20m (26.90ft) and an area of approximately 501.00sq.m (5392.72sq.ft).

The Committee has set **Thursday March 4, 2021 at 1:00 pm** for the public hearing on this matter. As a result of COVID-19 restrictions and under the authority of the *Municipal Act, Emergency Management and Civil Protection Act* and *Statutory Powers Procedure Act*, City Council approved Committee of Adjustment hearings to be held electronically during an Emergency. All items on the agenda are scheduled for 1:00 pm and will be heard in the order shown on the agenda.

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

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## Legal notice:

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



# City of Mississauga

## Memorandum:

### City Department and Agency Comments

Date Finalized: 2021-02-24	File(s): B12.21 Ward: 1
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-03-04 1:00 PM

## Consolidated Recommendation

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

## Application Details

The applicant requests the approval of the Committee to sever a parcel of land for the creation of a new lot. The parcel of land has a frontage of approximately 8.20m (26.90ft) and an area of approximately 501.00sq.m (5392.72sq.ft).

### Recommended Conditions and/or Terms of consent

- Appendix A – Conditions of Provisional Consent

## Background

**Property Address:** 41 Broadview Avenue

### Mississauga Official Plan

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

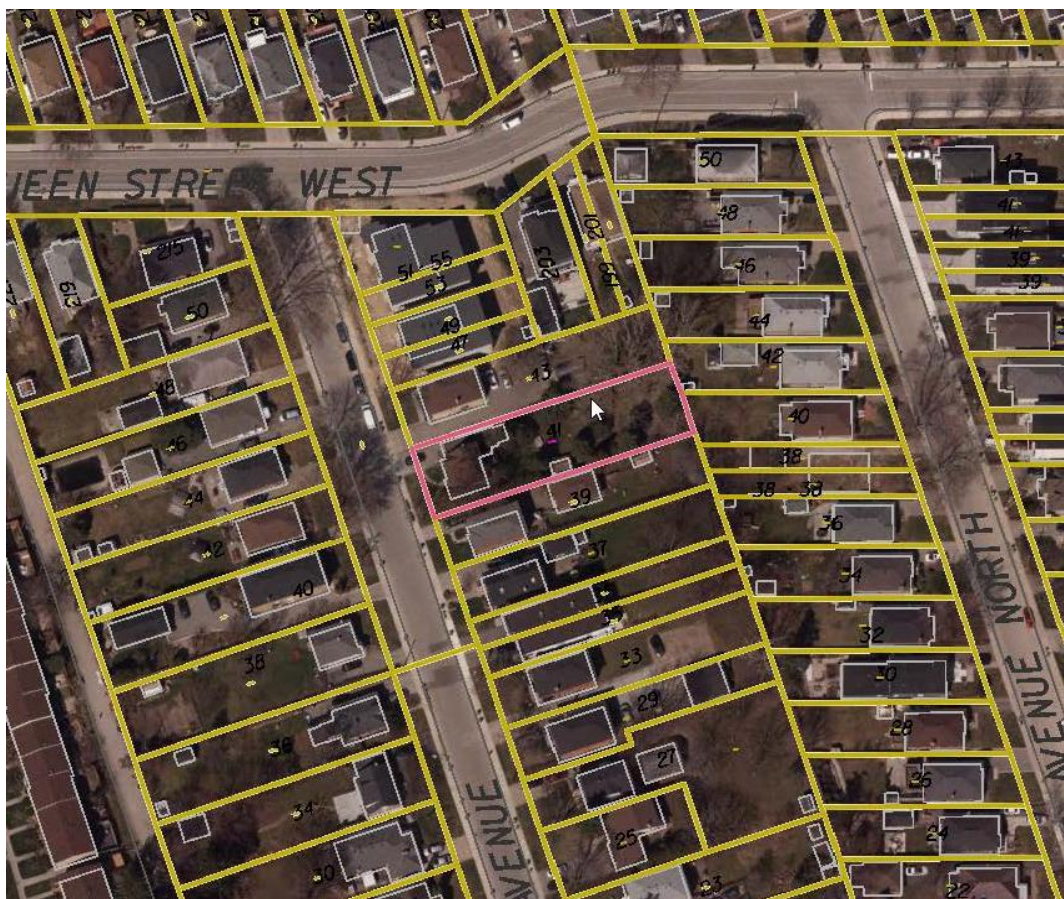
### Zoning By-law 0225-2007

**Zoning:** RM7-5 (Residential)

### Site and Area Context

The subject property is located within the Port Credit Neighbourhood Character Area, north of Lakeshore Road West and Broadview Avenue. The surrounding area primarily consists of semi-detached and detached dwellings with lot frontages ranging from approximately 6.80 m to 15 m. The subject property contains an existing one storey dwelling with vegetation in the front and rear yard.

The applicant is proposing to sever the subject property for the purpose of developing semi-detached dwellings.



## Comments

### Planning

### Planning Act

Section 51 (24) of the *Planning Act* sets out the criteria for land division in the Province of Ontario. In evaluating such requests, the Committee needs to be satisfied that the proposal

meets not only the criteria set out under Section 51(24), but also municipal requirements identify in local legislation.

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

### **Provincial Matters**

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

Staff comments concerning the application for consent are as follows:

The retained and severed parcels propose lot frontages of 8.20 m and lot areas of approximately 501 m<sup>2</sup>. The zoning by-law requires lot frontages of 6.80 m and lot areas of 200 m<sup>2</sup>.

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

The subject property is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP) which permits detached, semi-detached, duplex, triplex and other forms of low rise dwellings with individual frontages. The subject property is located within the North Residential Neighbourhood Precinct (Shawnmarr/Indian Heights) of the Port Credit Local Area Plan. Section 16.1.2.1 states, to preserve the character of lands designated Residential Low Density I and Residential Low Density II, the minimum frontage and area of new lots will be evaluated in the context of the existing lot pattern in the surrounding area. Furthermore, Section 10.3 (Neighbourhood Character Area) of the Port Credit Local Area Plan intends to ensure development is sensitive to the existing low rise context and reinforces the planned character of the area. The official plan and zoning by-law envisions a mix of dwelling types with an eclectic lot fabric in the surrounding area. The proposed parcels are consistent with the semi-detached lots found within the immediate area and does not negatively impact the lot fabric of the existing and planned community.

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

## Conclusion

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

Comments Prepared by: Lucas Petricca, Committee of Adjustment Planner



## Appendices

### Appendix 1 – Transportation and Works Comments

Should Committee see merit in the applicant's request we are providing the following conditions/requirements for Committee's consideration:

#### A. Items Required Prior to the Issuance of Final Consent

##### 1. Overall Grading and Drainage Plan

The applicant's consulting engineer will be required to prepare an Overall Grading and Drainage Plan which contains sufficient details to ensure grading compatibility with the adjacent lands and submit the grading and drainage proposal to this department for review/approval.

##### 2. Municipal Address Requirement

Prior to the issuance of final consent, satisfactory arrangements are to be made with Corporate Services Department, Information Technology Division, Digital Services & Mobility Section, Geospatial Solutions Group for the creation of new municipal addresses for the severed and retained lands. For further information, please contact Susie Tasca at (905) 615-3200 ext. 3088 or [susie.tasca@mississauga.ca](mailto:susie.tasca@mississauga.ca)

For further information regarding the above noted comments, please contact John Salvino at (905) 615-3200 ext. 5183 or [john.salvino@mississauga.ca](mailto:john.salvino@mississauga.ca)

#### B. GENERAL INFORMATION

##### 1. Lot Grading and Drainage

We advise the applicant that issuance of any building permits for the new dwelling(s) will be subject to the owner submitting a certified lot grading and drainage plan to this Department for review/approval. The grading and drainage plan is to contain sufficient detail to ensure grading compatibility with the adjacent properties. In addition, the owner will be required to submit the applicable lot grading and municipal services protection deposits.

##### 2. Servicing

All costs incurred in providing any service laterals will be the responsibility of the owner. The owner will also be responsible for all costs incurred for the required road reinstatement (if required). If the service connections are to be installed by a private contractor retained by the

owner, issuance of an open cut permit will be subject to the owner depositing adequate securities with the City to guarantee proper road reinstatement.

3. Access

We advise the applicant that all costs incurred in providing any new driveway entrance(s) to the subject lands or any modifications/reinstatement required, would be at cost to the owner. The applicant will be required to apply for Access Modification Permits prior to Site Plan Approval and/or Building Permit Issuance. We are also noting that should any utilities need to be relocated, all costs incurred will also be to the owner.

4. Storm Sewer Outlet

The storm sewer outlet for this property is the existing 300mm Dia. Storm sewer located on Broadview Avenue. Please note that a rear lot catch basin may be required. Where existing sewer capacity exists, applicants are encouraged to design the basement elevation to be at least 1.0 meter above the elevation of the on-street storm sewer obvert to eliminate the need for a sump pump. In situations where a sump pump is required and where a high groundwater table may exist, the sump pump may run continuously. The applicants are encouraged to design the weeping tile elevation to be at least 1.0 meter above the seasonal groundwater elevation. The owner is advised that the City has no obligations to address any concerns related to the operation of private sump pump systems.

Comments Prepared by: John Salvino, Development Engineering Technologist

## **Appendix 2 – Zoning Comments**

We have no objection to the consent application provided that the severed and retained lands comply with the provisions of Zoning By-law 225-2007, 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 variances is approved, final and binding and/or the demolition of any existing buildings 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: Brandon Eidner, Zoning Examiner

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

The Park Planning Section of the Community Services Department has reviewed the consent application and advises as follows.

City of Mississauga Forestry Staff have attended the site and identified the following City owned tree within the municipal boulevard:

- Amur Maple – Good Condition

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

1. The applicant shall ensure that future driveways do not impact or require the removal of the above noted tree.
2. The applicant shall provide tree protection securities in the amount of \$723.93 for the preservation of the municipal tree.
3. The applicant shall provide a cash contribution of \$607.12 for planting of one (1) street trees on Broadview Avenue. This figure is subject to the most recent Fees and Charges By-law at the time of payment and is therefore subject to change.

In addition, Community Services notes the following:

1. Payment for street tree fees and charges can be made at the Parks and Forestry customer service counter located at 950 Burnhamthorpe Road West in the form of a certified cheque, bank draft, or money order payable to the City of Mississauga. Please contact Jim Greenfield regarding the Covid-19 interim payment process.
2. The applicant shall provide frame tree hoarding at the dripline of the above noted tree prior to any construction to the satisfaction of City of Mississauga Forestry Staff. Please call Ryan Cormier at 905-615-3200 ext. 4580 to arrange a hoarding inspection.
3. Prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O. 1990, C.P. 13, as amended) and in accordance with the City's policies and by-laws.

Should further information be required, please contact Jim Greenfield, Park Planner, Community Services Department at 905-615-3200 ext. 8538 or via email [jim.greenfield@mississauga.ca](mailto:jim.greenfield@mississauga.ca).

Comments Prepared by: Jim Greenfield, Park Planner

### **Appendix 5 – Region of Peel**

Comments for Informational Purposes

Consent Application: B-12/21

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



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Please note that severing the lands may adversely affect the existing location of the water and sanitary sewer services, if any exist. The result of this may require the applicant to install new water / sanitary servicing connections to either the severed or retained lands in compliance with the Ontario Building Code. The applicant may require the creation of private water / sanitary sewer servicing easements. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please call our Site Servicing Technicians at 905.791.7800 x7973 or by email at

[siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca)

Comments Prepared by: Diana Guida, Junior Planner

# City of Mississauga

## Memorandum:

## City Department and Agency Comments

### Appendix A – Conditions of Provisional Consent

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

1. Approval of the draft reference plan(s), as applicable, shall be obtained at the Committee of Adjustment office, and; the required number of prints of the resultant deposited reference plan(s) shall be received.
2. An application amendment letter shall be received from the applicant or authorized agent confirming that the conveyed land shall be together with and/or subject to services easement(s) and/or right(s)-of-way, if necessary, in a location and width as determined by the Secretary-Treasurer based on written advice from the agencies having jurisdiction for any service or right for which the easement or right-of-way is required; alternatively, a letter shall be received from the applicant or authorized agent confirming that no services easement(s) and/or right(s)-of-way, are necessary.
3. A letter shall be received from the City of Mississauga, Manager of Zoning Plan Examination, indicating that the conveyed land and retained lands comply with the provisions of the Zoning By-law, or alternatively; that any variances are approved by the appropriate authorities and that such approval is final and binding.
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 February 24, 2021.
5. A letter shall be received from the City of Mississauga, Community Services Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated February 24, 2021.



## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A30.21  
Ward: 1

### Why you received this letter:

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

### Details of the application and meeting information:

The property owner of 1047 Ogden Avenue, zoned R3-75 - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow the construction of a detached garage proposing:

1. A lot coverage of 44.90% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% in this instance;
2. A rear yard measured to a garage of 0.30m (approx. 0.98ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard measured to a garage of 0.61m (approx. 2.00ft) in this instance;
3. A side yard of 3.10m (approx. 10.17ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 6.00m (approx. 19.68ft) in this instance; and
4. A setback measured to the face of the garage of 3.10m (approx. 10.17ft) whereas By-law 0225-2007, as amended, requires a minimum setback measured to the face of the garage of 6.00m (approx. 19.68ft) in this instance.

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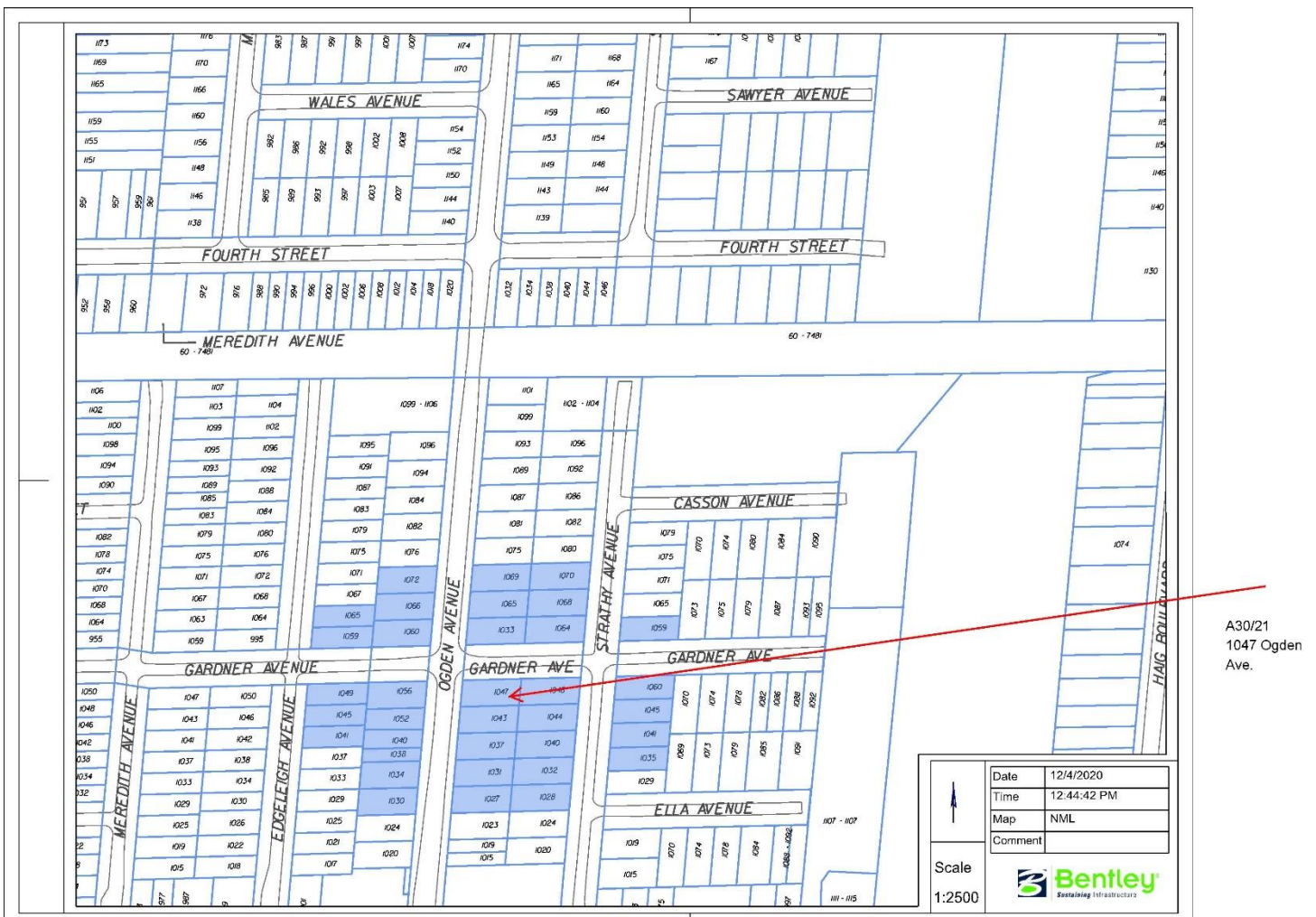
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# City of Mississauga

## Memorandum:

### City Department and Agency Comments

Date Finalized: 2021-02-24	File(s): A30.21 Ward: 1
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 2021-03-04 1:00 PM

## Consolidated Recommendation

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

## Application Details

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

1. A lot coverage of 44.90% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% in this instance;
2. A rear yard measured to a garage of 0.30m (approx. 0.98ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard measured to a garage of 0.61m (approx. 2.00ft) in this instance;
3. A side yard of 3.10m (approx. 10.17ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 6.00m (approx. 19.68ft) in this instance; and
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## Background

**Property Address:** 1047 Ogden Avenue

### Mississauga Official Plan

Character Area: Lakeview Neighbourhood  
Designation: Residential Low Density II



## Zoning By-law 0225-2007

**Zoning:** R3-75 (Residential)

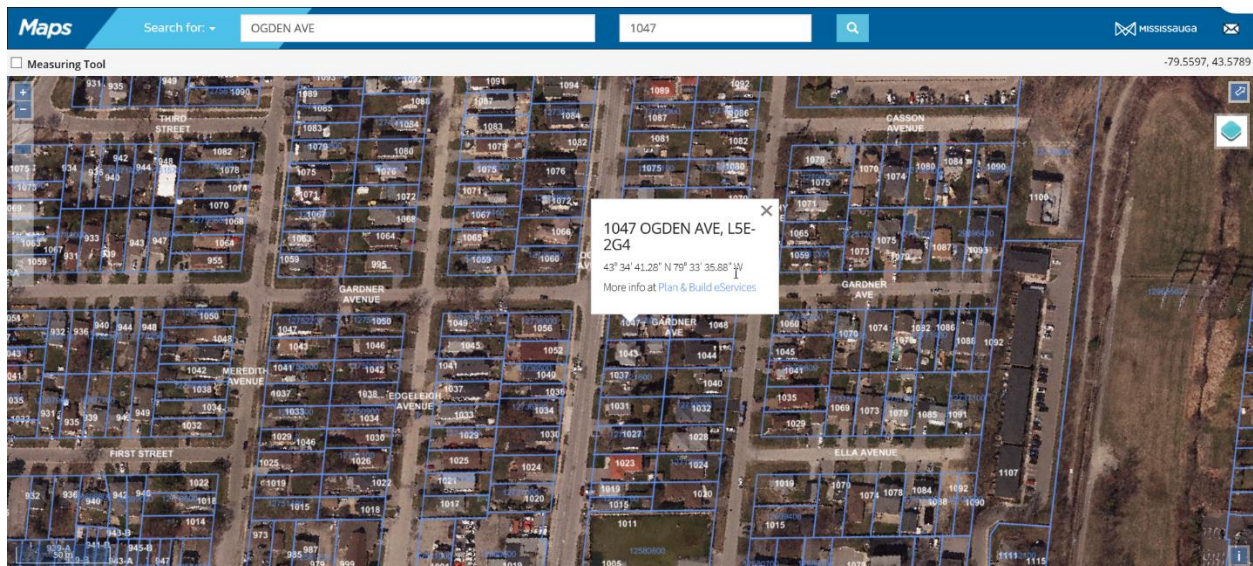
## Other Applications:

**Building Permit:** 19-7265

## Site and Area Context

The subject property is located within the Lakeview Neighbourhood Character Area, north of Lakeshore Road East and Ogden Avenue. The neighbourhood is entirely residential, consisting of one and two storey detached dwellings with mature vegetation. The subject property contains an existing two storey dwelling with a detached garage in the exterior side yard.

The application proposes a new detached garage, requiring variances related to lot coverage and deficient setbacks measured to the detached garage.



## 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 are as follows:

The application proposes a lot coverage of 44.90% whereas a maximum of 35% is permitted. In this instance, the increased lot coverage can be attributed to the rear deck and front covered porch. Excluding these features, the dwelling including the detached garage would have a lot coverage of approximately 33%, maintaining the by-law provision. The remaining variances relate to deficient setbacks measured to the garage. The rear yard setback of 0.30 m is measured to the narrowest point. At the widest point, the detached garage maintains a rear yard setback of 1.04 m, exceeding by-law provisions and minimizing the massing impact to the abutting property. The deficient side yard setbacks are common for corner lots throughout the immediate area. The proposed detached garage maintains a sufficient setback to the street and does not negatively impact the character of the streetscape. As such, staff is of the opinion that these variances are appropriate to be handled through the minor variance process. Further, the proposed variances raise no concerns of a planning nature.

## Conclusion

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

Comments Prepared by: Lucas Petricca, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed garage will be addressed through the future Building Permit application process.

Comments Prepared by: John Salvino, Development Engineering Technologist

### Appendix 2 – Zoning Comments

The Building Department is currently processing a building permit application under file PREAPP 20-3069. Based on review of the information currently available for this building permit, the variances, as requested are correct.

Our comments are based on the plans received by Zoning staff on 09/28/2020 for the above captioned building permit application. Please note that should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the site plan approval process, these comments may no longer be valid. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission procedure, separately through the site plan approval process in order to receive updated comments.

Comments Prepared by: A. McCormack

### Appendix 5 – Region of Peel Comments

We have no comments or objections to the following applications:

Minor Variance Applications: A-30/21, A-54/21, A-56/21, A-57/21, A-59/21, A-60/21, A-62/21, A-64/21, A-66/21.

Comments Prepared by: Diana Guida, Junior Planner



**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 1424 Leda Avenue, zoned R3-1 - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow the construction of an addition proposing:

1. A walkway attachment of 2.43m (approx. 7.97ft) whereas By-law 0225-2007, as amended, permits a maximum walkway attachment of 1.50m (approx. 4.92ft) in this instance;
2. A driveway setback (existing) measured to a property line of 0.30m (approx. 0.98ft) whereas By-law 0225-2007, as amended, requires a minimum driveway setback measured to a property line of 0.60m (approx. 1.98ft) in this instance;
3. A driveway width of 6.04m (approx. 19.82ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.69ft) in this instance;
4. An interior side yard (northerly) of 1.23m (approx. 4.04ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 1.81m (approx. 5.94ft) in this instance;
5. A setback measured to an A/C unit (northerly) of 0.41m (approx. 1.35ft) whereas By-law 0225-2007, as amended, requires a minimum setback measured to an A/C unit of 0.61m (approx. 2.00ft) in this instance;
6. An interior side yard (southerly) of 1.22m (approx. 4.00ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 1.81m (approx. 5.94ft) in this instance;
7. A combined width of side yards measured to the second storey of 2.43m (approx. 7.97ft) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards measured to the second storey of 3.80m (approx. 12.47ft) in this instance;
8. A setback measured from hard surface pool decking to the property line of 0.26m (approx. 0.85ft) whereas By-law 0225-2007, as amended, requires a minimum setback measured from hard surface pool decking to the property line of 0.61m (approx. 2.00ft) in this instance;
9. A setback measured from a hard surface patio stone path (northerly) to the property line of 0.24m (approx. 0.78ft) whereas By-law 0225-2007, as amended, require a minimum setback measured from a hard surface patio stone path to the property line of 0.61m (approx. 2.00ft) in this instance;
10. A setback measured from a hard surface to a concrete path (southerly) to the property line of 0.30m (approx. 0.98ft) whereas By-law 0225-2007, as amended, require a minimum setback measured from a hard surface concrete path to the property line of 0.61m (approx. 2.00ft) in this instance;
11. A building height measured to the highest ridge of 9.25m (approx. 30.35ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured to the highest ridge of 9.00m (approx. 29.53ft) in this instance;
12. A building height measured to a flat roof of 8.02m (approx. 26.31ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured to a flat roof of 7.50m (approx. 24.61ft) in this instance; and

13. A building height measured to the eaves of 7.70m (approx. 25.26ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured to the eaves of 6.40m (approx. 21.00ft) in this instance.

The Committee has set **Thursday March 4, 2021 at 1:00 pm** for the public hearing on this matter. As a result of COVID-19 restrictions and under the authority of the *Municipal Act, Emergency Management and Civil Protection Act* and *Statutory Powers Procedure Act*, City Council approved Committee of Adjustment hearings to be held electronically during an Emergency. All items on the agenda are scheduled for 1:00 pm and will be heard in the order shown on the agenda.

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

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

**How to submit a written comment:**

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

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

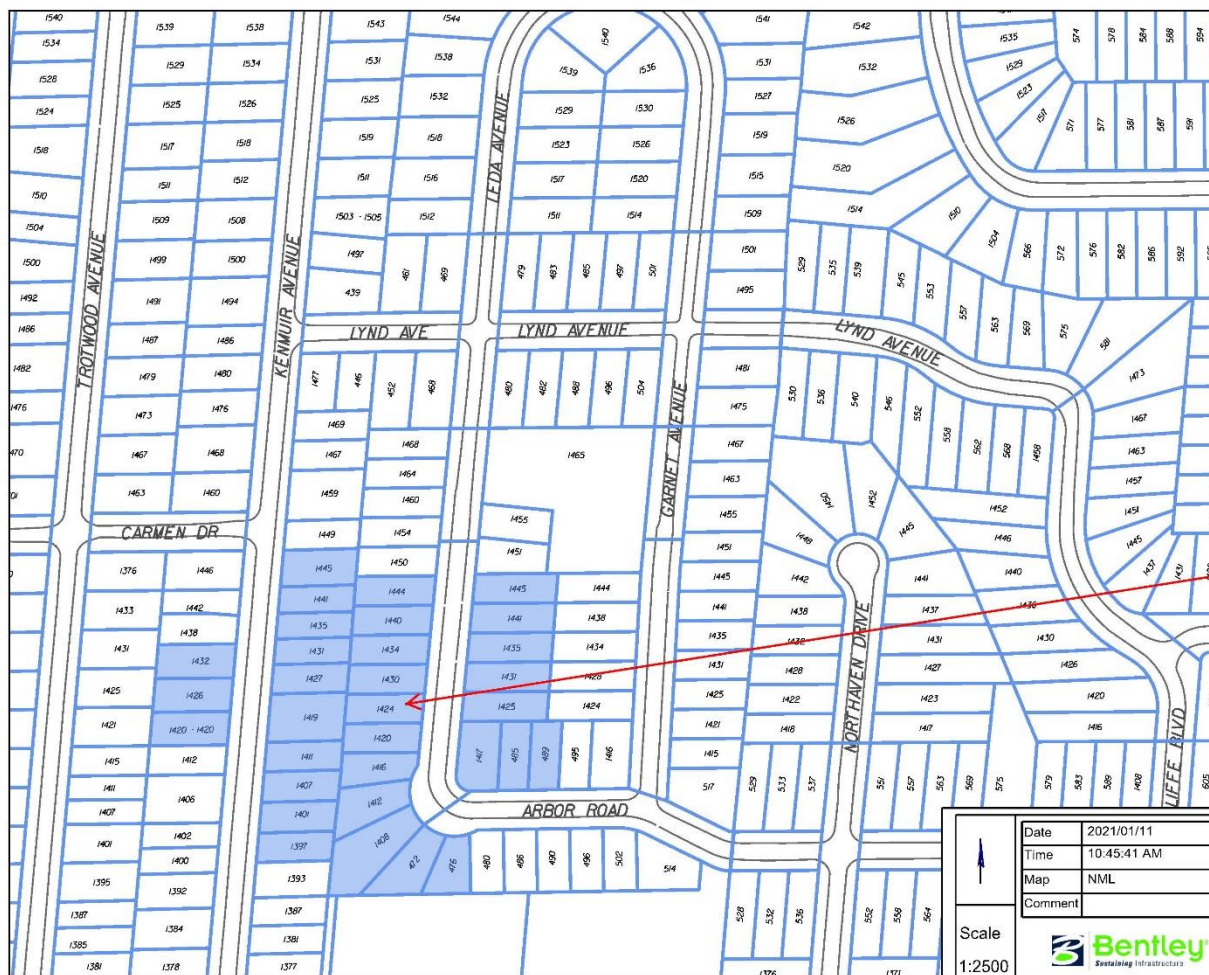
**To participate electronically (computer, tablet or smartphone):** Please email [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca) no later than 4:30pm the Tuesday prior to the hearing. Any materials you wish to show the Committee during your presentation must be provided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

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

**Legal notice:**

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

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



A54/21  
1424 Leda  
Ave.

# City of Mississauga

## Memorandum:

### City Department and Agency Comments

Date Finalized: 2021-02-24	File(s): A54.21 Ward: 1
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-03-04 1:00 PM

## Consolidated Recommendation

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

## Application Details

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

1. A walkway attachment of 2.43m (approx. 7.97ft) whereas By-law 0225-2007, as amended, permits a maximum walkway attachment of 1.50m (approx. 4.92ft) in this instance;
2. A driveway setback (existing) measured to a property line of 0.30m (approx. 0.98ft) whereas By-law 0225-2007, as amended, requires a minimum driveway setback measured to a property line of 0.60m (approx. 1.98ft) in this instance;
3. A driveway width of 6.04m (approx. 19.82ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.69ft) in this instance;
4. An interior side yard (northerly) of 1.23m (approx. 4.04ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 1.81m (approx. 5.94ft) in this instance;
5. A setback measured to an A/C unit (northerly) of 0.41m (approx. 1.35ft) whereas By-law 0225-2007, as amended, requires a minimum setback measured to an A/C unit of 0.61m (approx. 2.00ft) in this instance;
6. An interior side yard (southerly) of 1.22m (approx. 4.00ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 1.81m (approx. 5.94ft) in this instance;
7. A combined width of side yards measured to the second storey of 2.43m (approx. 7.97ft) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards measured to the second storey of 3.80m (approx. 12.47ft) in this instance;
8. A setback measured from hard surface pool decking to the property line of 0.26m (approx. 0.85ft) whereas By-law 0225-2007, as amended, requires a minimum setback measured from hard surface pool decking to the property line of 0.61m (approx. 2.00ft) in this instance;
9. A setback measured from a hard surface patio stone path (northerly) to the property line of 0.24m (approx. 0.78ft) whereas By-law 0225-2007, as amended, require a minimum

- setback measured from a hard surface patio stone path to the property line of 0.61m (approx. 2.00ft) in this instance;
10. A setback measured from a hard surface to a concrete path (southerly) to the property line of 0.30m (approx. 0.98ft) whereas By-law 0225-2007, as amended, require a minimum setback measured from a hard surface concrete path to the property line of 0.61m (approx. 2.00ft) in this instance;
  11. A building height measured to the highest ridge of 9.25m (approx. 30.35ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured to the highest ridge of 9.00m (approx. 29.53ft) in this instance;
  12. A building height measured to a flat roof of 8.02m (approx. 26.31ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured to a flat roof of 7.50m (approx. 24.61ft) in this instance; and
  13. A building height measured to the eaves of 7.70m (approx. 25.26ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured to the eaves of 6.40m (approx. 21.00ft) in this instance.

## Amendments

The following variances should be amended as follows:

4. An interior side yard (northerly) of 1.21m (approx. 3.97ft.); whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 1.81m (approx. 5.94ft) measured to the second storey in this instance;
7. A combined width of side yards of 2.43m (approx. 7.97ft); whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards measured of 3.80m (approx. 12.47ft) in this instance;

## Background

**Property Address:** 1424 Leda Avenue

### Mississauga Official Plan

Character Area: Mineola Neighbourhood  
Designation: Residential Low Density II

### Zoning By-law 0225-2007

**Zoning:** R3-1 (Residential)

### Other Applications:

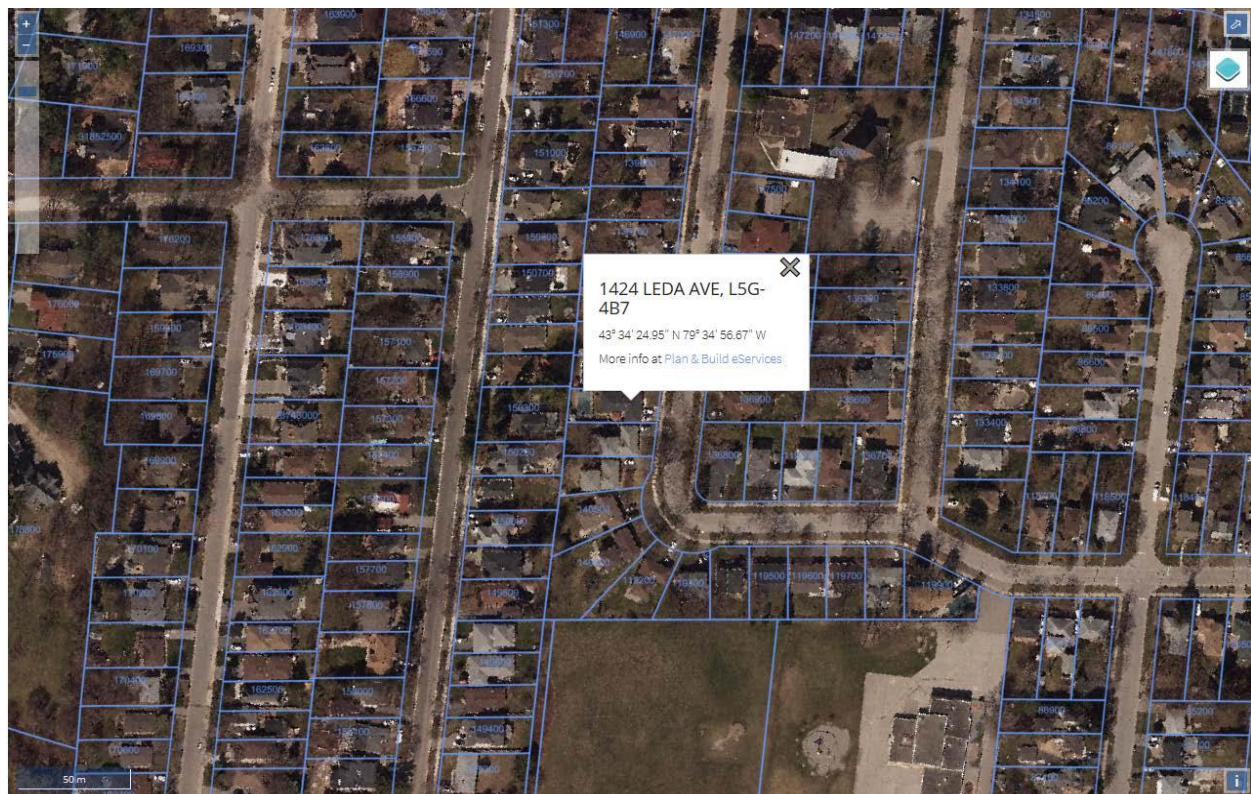
Site Plan Application: 20-142



## Site and Area Context

The subject property is located within the Mineola Neighbourhood Character Area, southwest of Cawthra Road and the Queen Elizabeth Way (QEW). The neighbourhood is entirely residential consisting of one and two storey detached dwellings with mature vegetation. The subject property contains an existing one storey dwelling that has mature vegetation within the city boulevard.

The application proposes a second storey addition, requiring variances for walkway attachment, deficient setbacks, driveway width, and dwelling height measured to the sloped roof, eaves and flat roof.



## 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:

Variance #1 proposes a walkway attachment of 2.43 m whereas a maximum of 1.50 m is permitted. In this instance, due to the angle of the walkway attachment to the driveway and the projecting staircase, vehicular access can not be accommodated.

Variances #2, 5, 8, 9 and 10 propose deficient setbacks measured to the driveway, A/C unit, pool decking, patio and concrete walkway. In this instance, the proposed deficient setbacks do not continue throughout the entire length of the interior property lines and are only measured from specific pinch points to the abutting properties. As such, the proposed variances will not negatively impact neighbouring properties regarding drainage and rear yard access.

Variance #3 proposes a driveway width of 6.04 m whereas a maximum of 6 m is permitted. The proposed increase is a minor deviation from what is permitted and will not negatively impact the soft landscaping requirement and streetscape character.

Variances #4, 6 and 7 propose deficient setbacks measured to the second storey and a deficient combined side yard setback. A comprehensive review of the immediate area, revealed that similar deficiencies are present throughout the neighbourhood. Furthermore, the proposed addition maintains the existing setbacks from the dwelling and does not encroach further into the required side yards. As such, the proposed variances preserve the existing and planned character of the surrounding neighbourhood and maintains a sufficient buffer to neighbouring properties.

Based on the preceding information for the variances above, staff is of the opinion that these variances are appropriate to be handled through the minor variance process. Furthermore, the proposed variances raise no concerns of a planning nature.

Variances #11-13 propose an increase in heights measured to the sloped roof, flat roof and eaves. The intent of restricting height to the highest ridge and eaves 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. Additionally, the intent in restricting height to the flat roof is to reduce the overall massing of a flat roof dwelling compared to the sloped roof dwelling, thereby minimizing any negative impacts on the streetscape and neighbouring properties. In this instance, the difference between established grade and average grade is approximately 0.50 m. If the dwelling was measured from established grade, the sloped roof would have a height of 8.75 m, which is under the maximum permitted height of 9 m. The flat roof portion would have a height of 7.52 m whereas 7.50 is permitted and the eave height would be 7.20 m whereas 6.40 m is permitted. The proposed dwelling contains features that breaks up the roofline and reduces the overall massing of the dwelling. The flat roof makes up a small portion of the front façade and does not pose any significant massing impacts from a streetscape perspective. Staff is of the opinion that these variances maintain the four tests outlined in Section 45(1) of the *Planning Act*.

## Conclusion

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

Comments Prepared by: Lucas Petricca, Committee of Adjustment Planner



## Appendices

### Appendix 1 – Transportation and Works Comments

We are noting that any Transportation and Works Department concerns/requirements for this property will be addressed under Site Plan Application SP-20/142.

Comments Prepared by: John Salvino, Development Engineering Technologist

### Appendix 2 – Zoning Comments

The Building Department is currently processing Site Plan Application SPI 20-142 and Building Permit BP 9NEW 20-4401. From a review of the Site Plan Application the following variances should be amended:

5. An interior side yard (northerly) of 1.21m (approx. 3.97ft.); whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 1.81m (approx. 5.94ft) measured to the second storey in this instance;
7. A combined width of side yards of 2.43m (approx. 7.97ft); whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards measured of 3.80m (approx. 12.47ft) in this instance;

Additional information has been requested with respect to a roof projection within the southerly side yard (depicted on the left side of the front elevation) and established grade and height information for the accessory structure within the rear yard.

Our comments are based on the plans received by Zoning staff on 10/9/2020 for the above captioned Site Plan Application. Please note that should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the site plan approval process, these comments may no longer be valid. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission procedure, separately through the site plan approval process in order to receive updated comments.

Comments Prepared by: Brian Bonner, Zoning Examiner

### Appendix 5 – Region of Peel Comments

We have no comments or objections to the following applications:

Minor Variance Applications: A-30/21, A-54/21, A-56/21, A-57/21, A-59/21, A-60/21, A-62/21, A-64/21, A-66/21.

City Department and Agency Comments	File:A54.21	2021/02/24	7
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Comments Prepared by: Diana Guida, Junior Planner



## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A56.21  
Ward: 8

### 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 1821 Featherston Drive, zoned R1-7 - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant request the Committee to approve a minor variance to allow the construction of a new house proposing:

1. A lot coverage of 39.27% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25.00% in this instance;
2. A side yard (westerly) measured to the eaves of 2.25m (approx. 7.38ft) whereas By-law 0225-2007, as amended, requires a minimum side yard (westerly) measured to the eaves of 3.75m (approx. 12.30ft) in this instance;
3. A side yard (westerly) of 2.86m (approx. 9.38ft) whereas By-law 0225-2007, as amended, requires a minimum side yard (westerly) of 4.20m (approx. 13.78ft) in this instance;
4. A side yard (easterly) measured to the eaves of 1.21m (approx. 3.97ft) whereas By-law 0225-2007, as amended, requires a minimum side yard (easterly) measured to the eaves of 1.35m (approx. 4.43ft) in this instance; and
5. A garage floor area of 233.94sq.m (approx. 2518.11sq.ft) whereas By-law 0225-2007, as amended, requires a minimum garage floor area of 75.00sq.m (approx. 807.29sq.ft) in this instance.

The Committee has set **Thursday March 4, 2021 at 1:00 pm** for the public hearing on this matter. As a result of COVID-19 restrictions and under the authority of the *Municipal Act, Emergency Management and Civil Protection Act* and *Statutory Powers Procedure Act*, City Council approved Committee of Adjustment hearings to be held electronically during an Emergency. All items on the agenda are scheduled for 1:00 pm and will be heard in the order shown on the agenda.

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### How to submit a written comment:

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

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

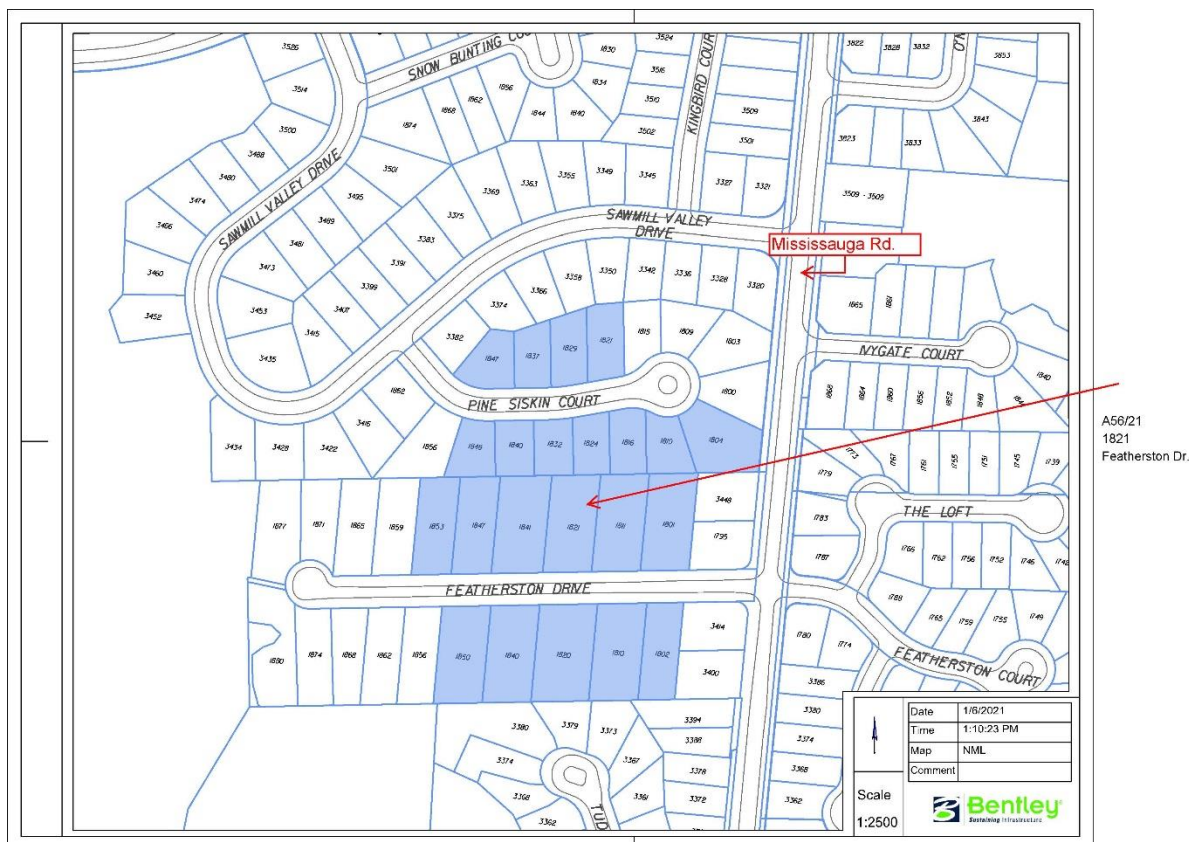
**To participate electronically (computer, tablet or smartphone):** Please email [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca) no later than 4:30pm the Tuesday prior to the hearing. Any materials you wish to show the Committee during your presentation must be provided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

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# City of Mississauga

## Memorandum:

### City Department and Agency Comments

Date Finalized: 2021-02-24	File(s): A56.21 Ward: 8
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-03-04 1:00 PM

## Consolidated Recommendation

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

## Application Details

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

1. A lot coverage of 39.27% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25.00% in this instance;
2. A side yard (westerly) measured to the eaves of 2.25m (approx. 7.38ft) whereas By-law 0225-2007, as amended, requires a minimum side yard (westerly) measured to the eaves of 3.75m (approx. 12.30ft) in this instance;
3. A side yard (westerly) of 2.86m (approx. 9.38ft) whereas By-law 0225-2007, as amended, requires a minimum side yard (westerly) of 4.20m (approx. 13.78ft) in this instance;
4. A side yard (easterly) measured to the eaves of 1.21m (approx. 3.97ft) whereas By-law 0225-2007, as amended, requires a minimum side yard (easterly) measured to the eaves of 1.35m (approx. 4.43ft) in this instance; and
5. A garage floor area of 233.94sq.m (approx. 2518.11sq.ft) whereas By-law 0225-2007, as amended, requires a minimum garage floor area of 75.00sq.m (approx. 807.29sq.ft) in this instance.

## Background

**Property Address:** 1821 Featherston Drive

### Mississauga Official Plan

Character Area: Erin Mills Neighbourhood  
Designation: Residential Low Density I



**Zoning By-law 0225-2007****Zoning:** R1-7 (Residential)**Other Applications:****Pre-Application:** 20-3327**Site and Area Context**

The subject property is located within the Erin Mills Neighbourhood Character Area, southwest of Mississauga Road and Burnhamthorpe Road West. The neighbourhood is entirely residential consisting of large lots with mature vegetation, containing one and two storey detached dwellings. The subject property contains an existing one storey dwelling with mature vegetation in the front and rear yards.

The application proposes a new two storey dwelling, requiring variances related to lot coverage, deficient setbacks and an increase in garage 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 designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan, which 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. The proposed dwelling maintains the context of the surrounding neighbourhood and is similar to newer two storey dwellings, which results in the dwelling being compatible with the existing and planned streetscape character. As such, staff is of the opinion that the general intent and purpose of the official plan is maintained.

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

Variance #1 proposes a lot coverage of 39.27% whereas a maximum of 25% is permitted. The intent in restricting lot coverage is to ensure that there isn't an overdevelopment of the lot. In this instance, the excessive lot coverage can be attributed to the porch, deck and eaves which make up approximately 11% of the total lot coverage. Excluding these features, the dwelling would have a lot coverage of approximately 28%, which represents a minor deviation from what is permitted. The proposed building footprint is not out of character with the surrounding area, thereby minimizing the impact to the established streetscape. Staff is of the opinion that the variance maintains the general intent and purpose of the zoning by-law.

Variance #2 proposes a westerly side yard of 2.86 whereas 4.20 m is required. The general intent of this portion of the by-law is to ensure that an adequate buffer exists between the massing of primary structures on adjoining properties, and that access to the rear yard ultimately remains unencumbered. Through a comprehensive review of the immediate area, similar deficiencies are present throughout the neighbourhood. As such, the proposed variance preserves the existing and planned character of the surrounding neighbourhood and maintains a sufficient buffer to neighbouring properties. Staff is of the opinion that the general intent and purpose of the zoning by-law is maintained.

The remaining variances propose deficient setbacks measured to the eaves and an increase in garage area. The setback measured to the eaves do not significantly increase the massing of the overall dwelling, limiting the impact to abutting properties. Regarding the increased garage area, approximately 58 m<sup>2</sup> of the total garage area is above grade. The remaining area is below grade which mitigates the impact to the streetscape. As such, staff is of the opinion that these variances are appropriate to be handled through the minor variance process. Further, the proposed variances raise no concerns of a planning nature in this instance.

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

The proposed dwelling maintains compatibility with two storey dwellings within the immediate area and does not negatively impact the existing streetscape. The building footprint represents a minor deviation from the zoning by-law which does not result in a significant adverse impact to neighbouring properties. A large amount of the increased lot coverage is due to the covered porch, deck and eave projections. The deficient setbacks are not out of character within the surrounding neighbourhood. The deficient side yard setbacks maintain a sufficient buffer to abutting properties and preserves access to the rear yard. Staff is of the opinion that the application represents orderly development of the lands and is minor in nature.

**Conclusion**

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

Comments Prepared by: Lucas Petricca, Committee of Adjustment Planner



## Appendices

### Appendix 1 – Transportation and Works Comments

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

Comments Prepared by: John Salvino, Development Engineering Technologist

### Appendix 2 – Zoning Comments

The Building Department is currently processing preliminary zoning review application PREAPP 20-3327. From a review of this application it appears the variances requested are correct. Additional information has been requested for confirmation of the height of the dwelling (max: 10.7m measured from average grade to midpoint of the highest roof).

Our comments are based on the plans received by Zoning staff on 11/4/2020 for the above captioned application. Please note that should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the preliminary zoning review process, these comments may no longer be valid. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission procedure, separately through the preliminary zoning review process in order to receive updated comments.

Comments Prepared by: Brian Bonner, Zoning Examiner

### Appendix 5 – Region of Peel Comments

We have no comments or objections to the following applications:

Minor Variance Applications: A-30/21, A-54/21, A-56/21, A-57/21, A-59/21, A-60/21, A-62/21, A-64/21, A-66/21.

Comments Prepared by: Diana Guida, Junior Planner



## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A57.21  
Ward: 11

### Why you received this letter:

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

### Details of the application and meeting information:

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

1. 3 parking spaces whereas By-law 0225-2007 as amended, permits a maximum of 2 parking spaces in this instance;
2. A driveway width within the garage face and front property line of 11.47m (approx. 37.63ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width within the garage face and front property line of 10.50m (approx. 34.45ft) in this instance;
3. A driveway width beyond the garage face 18.63m (approx. 61.12ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width beyond the garage face of 8.50m (approx. 27.89ft) in this instance;
4. A walkway attachment of 3.54m (approx. 11.61ft) whereas By-law 0225-2007, as amended, permits a maximum walkway attachment of 1.50m (approx. 4.92ft) in this instance;
5. 2 walkway attachments whereas By-law 0225-2007, as amended, permits a maximum of 1 walkway attachment in this instance; and
6. 3 flat roofs whereas By-law 0225-2007, as amended, does not permit flat roofs in this instance.

The Committee has set **Thursday March 4, 2021 at 1:00 pm** for the public hearing on this matter. As a result of COVID-19 restrictions and under the authority of the *Municipal Act, Emergency Management and Civil Protection Act* and *Statutory Powers Procedure Act*, City Council approved Committee of Adjustment hearings to be held electronically during an Emergency. All items on the agenda are scheduled for 1:00 pm and will be heard in the order shown on the agenda.

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

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### How to submit a written comment:

Written comments to the Committee must be received no later than 4:30pm the Tuesday prior to the hearing. Submissions are accepted by email at [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca) or by mailing the Committee of

Adjustment, 300 City Centre Drive 2<sup>nd</sup> Floor, Mississauga, ON L5B 3C1. Please include your name, your address, and application number or address of the property you are providing comments on.

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

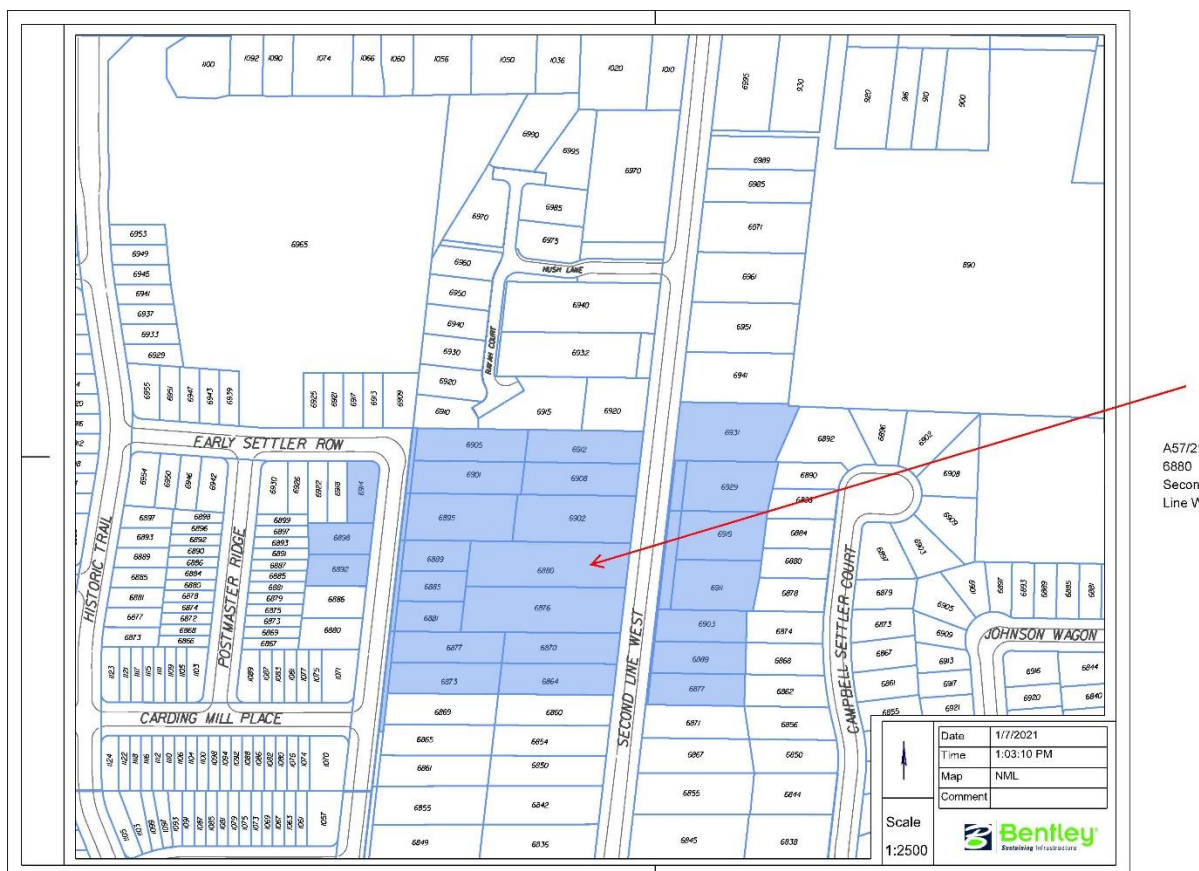
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**Legal notice:**

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



# City of Mississauga

## Memorandum:

### City Department and Agency Comments

Date Finalized: 2021-02-24	File(s): A57.21 Ward: 11
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-03-04 1:00 PM

## Consolidated Recommendation

The City recommends that the application be deferred to allow the Applicant the opportunity to submit the requested information.

## Application Details

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

1. 3 parking spaces whereas By-law 0225-2007 as amended, permits a maximum of 2 parking spaces in this instance;
2. A driveway width within the garage face and front property line of 11.47m (approx. 37.63ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width within the garage face and front property line of 10.50m (approx. 34.45ft) in this instance;
3. A driveway width beyond the garage face 18.63m (approx. 61.12ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width beyond the garage face of 8.50m (approx. 27.89ft) in this instance;
4. A walkway attachment of 3.54m (approx. 11.61ft) whereas By-law 0225-2007, as amended, permits a maximum walkway attachment of 1.50m (approx. 4.92ft) in this instance;
5. 2 walkway attachments whereas By-law 0225-2007, as amended, permits a maximum of 1 walkway attachment in this instance; and
6. 3 flat roofs whereas By-law 0225-2007, as amended, does not permit flat roofs in this instance.

## Background

**Property Address:** 6880 Second Line West

**Mississauga Official Plan**

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

**Zoning By-law 0225-2007**

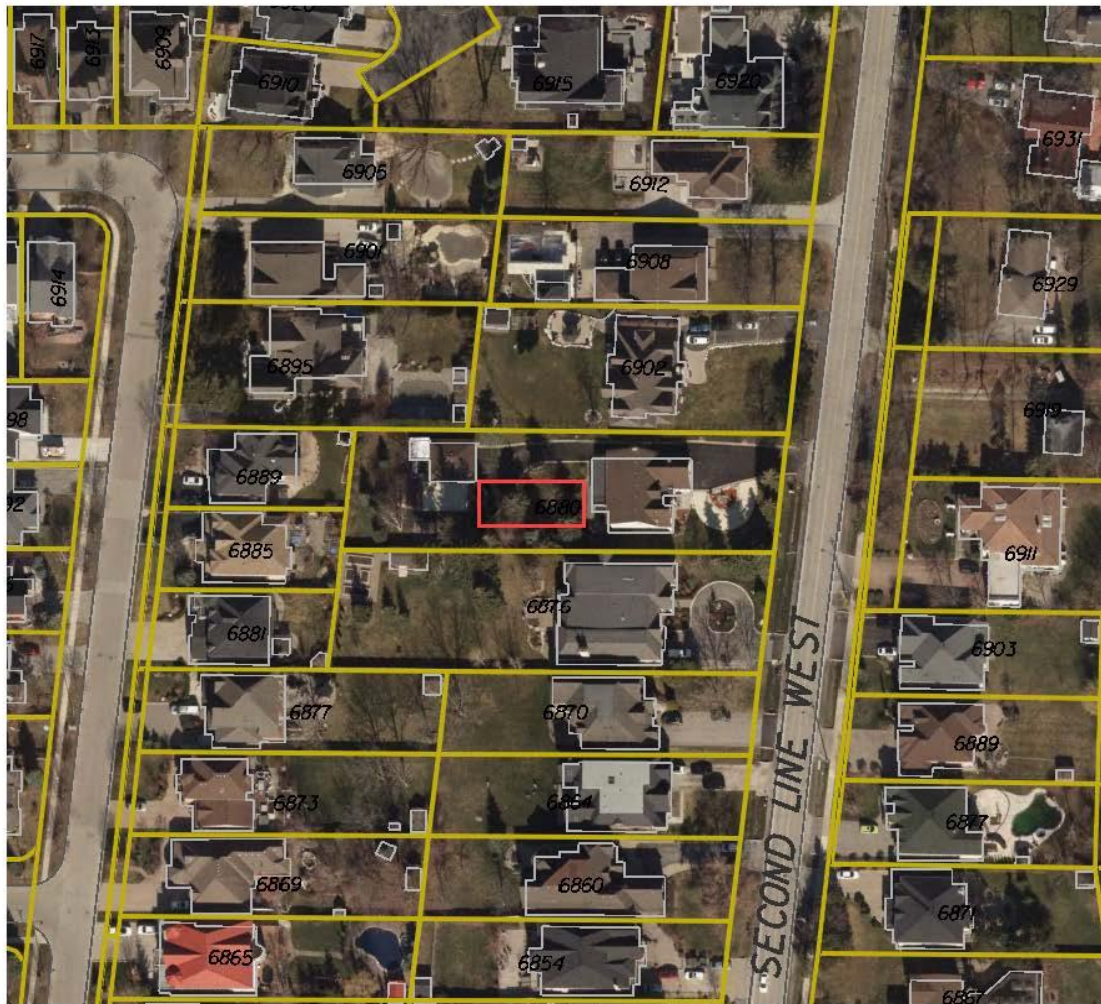
**Zoning: R2-10 - Residential**

**Other Applications: BP 9ALT 20-3557  
SPI 20-136**

**Site and Area Context**

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

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





## Comments

### Planning

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

Staff comments concerning the application are as follows:

In addition to the minor variance application, the Planning and Building Department are also reviewing both a site plan and building permit application for the property under file SPI 20-136 & BP 9ALT 20-3557. The information submitted with these applications is inconsistent and lacking information. In addition to the discrepancies contained in the applications, the wording of the requested variances has not been confirmed. The Building Division has not provided revised wording to ensure that the variances will address the required relief and allow for the approval of the building permit. Staff require more information to verify the accuracy of the requested variance(s) and/or determine whether additional variance(s) will be required.

Planning Staff echo the Building Division's comments and recommend that the application be deferred in order for the applicant to address the discrepancies that exist in all of the applications (the proposed site plan, building permit and minor variance) and to ensure that the variance wording is correct.

## Conclusion

Based upon the preceding information, it is the opinion of Staff that the application should be deferred to allow the applicant the opportunity to submit the requested information and clarify the inconsistencies.

Comments Prepared by: Brooke Herczeg RPP, 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 additions will be addressed through the Building Permit process.









Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

## **Appendix 2 – Zoning Comments**

The Building Department is currently processing a site plan approval application under file SPI 20-136 & BP 9ALT 20-3557. Based on review of the information currently available for this application, we advise that more information is required to verify the accuracy of the requested variance(s) or determine whether additional variance(s) will be required.

Requested information has not been received to allow staff to confirm the variances and inconsistencies exist between the proposed Building Permit application and proposed Site Plan application.

Our comments are based on the plans received by Zoning staff on 10/30/2020 for the above captioned site plan application. Please note that should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the site plan approval process, these comments may no longer be valid. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission

procedure, separately through the site plan approval process in order to receive updated comments.

Comments Prepared by: A. McCormack

#### **Appendix 5 – Region of Peel Comments**

We have no comments or objections to the following applications:

Minor Variance Applications: A-30/21, A-54/21, A-56/21, A-57/21, A-59/21, A-60/21, A-62/21, A-64/21, A-66/21.

Comments Prepared by: Diana Guida, Junior Planner



## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A59.21  
Ward: 2

### Why you received this letter:

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

### Details of the application and meeting information:

The property owner of 2271 Fifth Line West, zoned R2 - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance on the severed lands of B36/20 to allow the existing garage and shed to remain whereas By-law 0225-2007, does not permit the existing garage and shed to remain in this instance.

The Committee has set **Thursday March 4, 2021 at 1:00 pm** for the public hearing on this matter. As a result of COVID-19 restrictions and under the authority of the *Municipal Act, Emergency Management and Civil Protection Act* and *Statutory Powers Procedure Act*, City Council approved Committee of Adjustment hearings to be held electronically during an Emergency. All items on the agenda are scheduled for 1:00 pm and will be heard in the order shown on the agenda.

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### How to submit a written comment:

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

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



# City of Mississauga

## Memorandum:

### City Department and Agency Comments

Date Finalized: 2021-02-24	File(s): A59.21 Ward: 2
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 2021-03-04 1:00 PM

## Consolidated Recommendation

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

## Application Details

The applicant requests the Committee to approve a minor variance on the severed lands of B36/20 to allow the existing garage and shed to remain whereas By-law 0225-2007, does not permit the existing garage and shed to remain in this instance.

## Background

**Property Address:** 2271 Fifth Line West

### Mississauga Official Plan

Character Area: Sheridan Neighbourhood  
Designation: Residential Low Density II

### Zoning By-law 0225-2007

**Zoning:** R2 (Residential)

### Site and Area Context

The subject property is located within the Sheridan Neighbourhood Character Area, southwest of Erin Mills Parkway and Sheridan Park Drive. The immediate neighbourhood is entirely residential with commercial uses in the greater area east of the subject property. One and two



storey detached dwellings with significant mature vegetation are present within the immediate neighbourhood. The subject property received consent and minor variance approval on August 25<sup>th</sup>, 2020 for the purpose of developing detached dwellings. The subject property contains an existing garage and shed.

The application proposes to keep the existing garage and shed temporarily until construction for the new dwelling on the severed lot is completed.



## Comments

### Planning

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

Staff comments concerning the application are as follows:

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

## Conclusion

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

Comments Prepared by: Lucas Petricca, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

This property was reviewed and commented under Consent Application 'B' 36/20. This department has no further comments on the proposed minor variance requests.

Comments Prepared by: John Salvino, Development Engineering Technologist

### 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 variances 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. Alternatively, the applicant may wish to apply for a pre-zoning review application and submit working drawings in order for a full zoning review to be completed. Depending on the complexity of the proposal, a minimum of 6-8 weeks will be required to process a pre-zoning review application.

Comments Prepared by: Jeanine Benitez, Zoning Examiner

### Appendix 5 – Region of Peel Comments

We have no comments or objections to the following applications:

Minor Variance Applications: A-30/21, A-54/21, A-56/21, A-57/21, A-59/21, A-60/21, A-62/21, A-64/21, A-66/21.

Comments Prepared by: Diana Guida, Junior Planner



## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A60.21  
Ward: 7

### Why you received this letter:

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

### Details of the application and meeting information:

The property owner of 2344 Kenbarb Road, zoned R2 - 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 basement entrance proposing:

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

The Committee has set **Thursday March 4, 2021 at 1:00 pm** for the public hearing on this matter. As a result of COVID-19 restrictions and under the authority of the *Municipal Act, Emergency Management and Civil Protection Act* and *Statutory Powers Procedure Act*, City Council approved Committee of Adjustment hearings to be held electronically during an Emergency. All items on the agenda are scheduled for 1:00 pm and will be heard in the order shown on the agenda.

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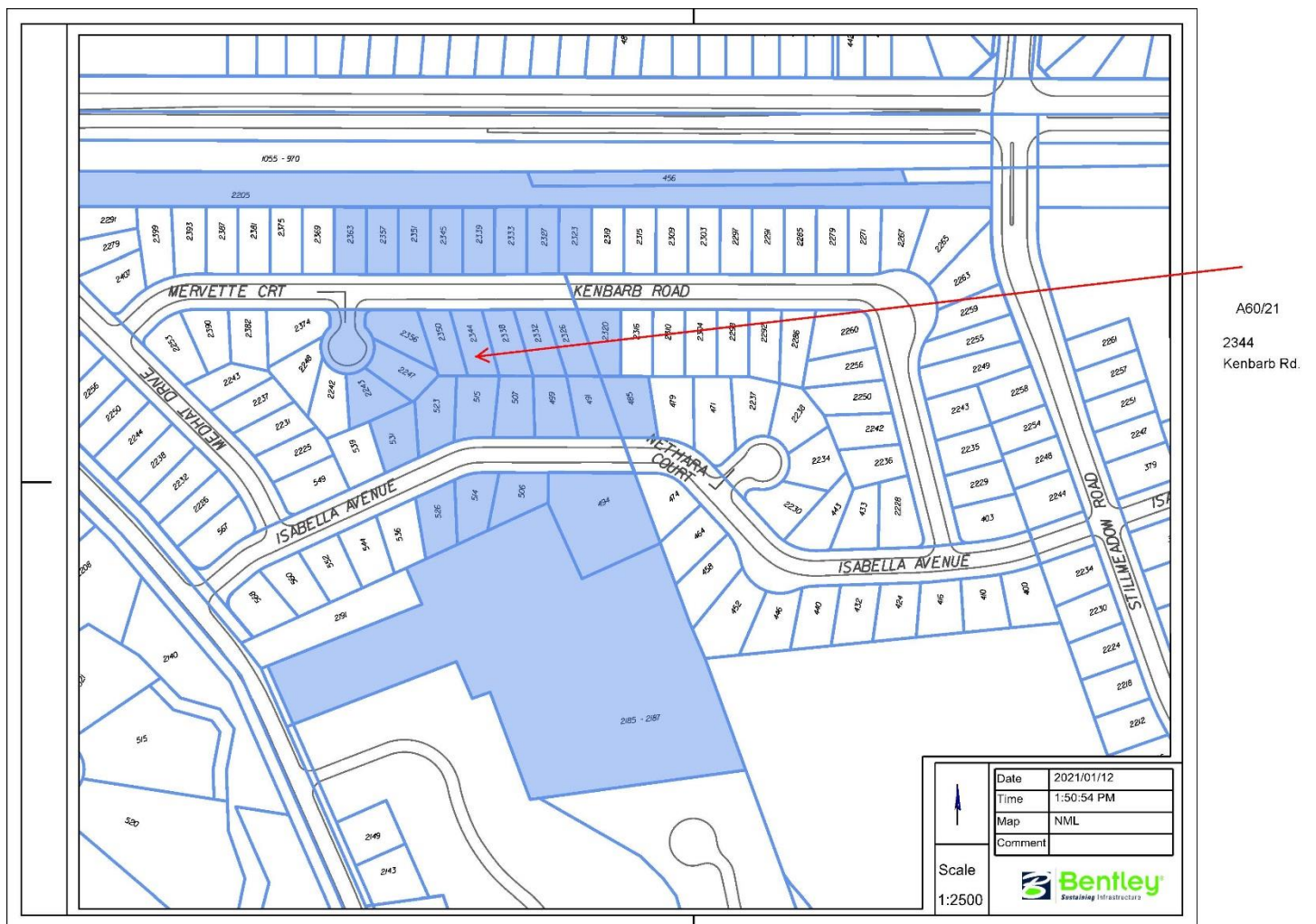
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# City of Mississauga

## Memorandum:

### City Department and Agency Comments

Date Finalized: 2021-02-24	File(s): A60.21 Ward: 7
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-03-04 1:00PM

## Consolidated Recommendation

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

## Application Details

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

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

## Background

**Property Address:** 2344 Kenbarb Road

### Mississauga Official Plan

Character Area: Cooksville Neighbourhood (West)  
Designation: Residential Low Density I

### Zoning By-law 0225-2007

**Zoning:** R2 - Residential

**Other Applications:** SEC UNIT 20-4340 SU

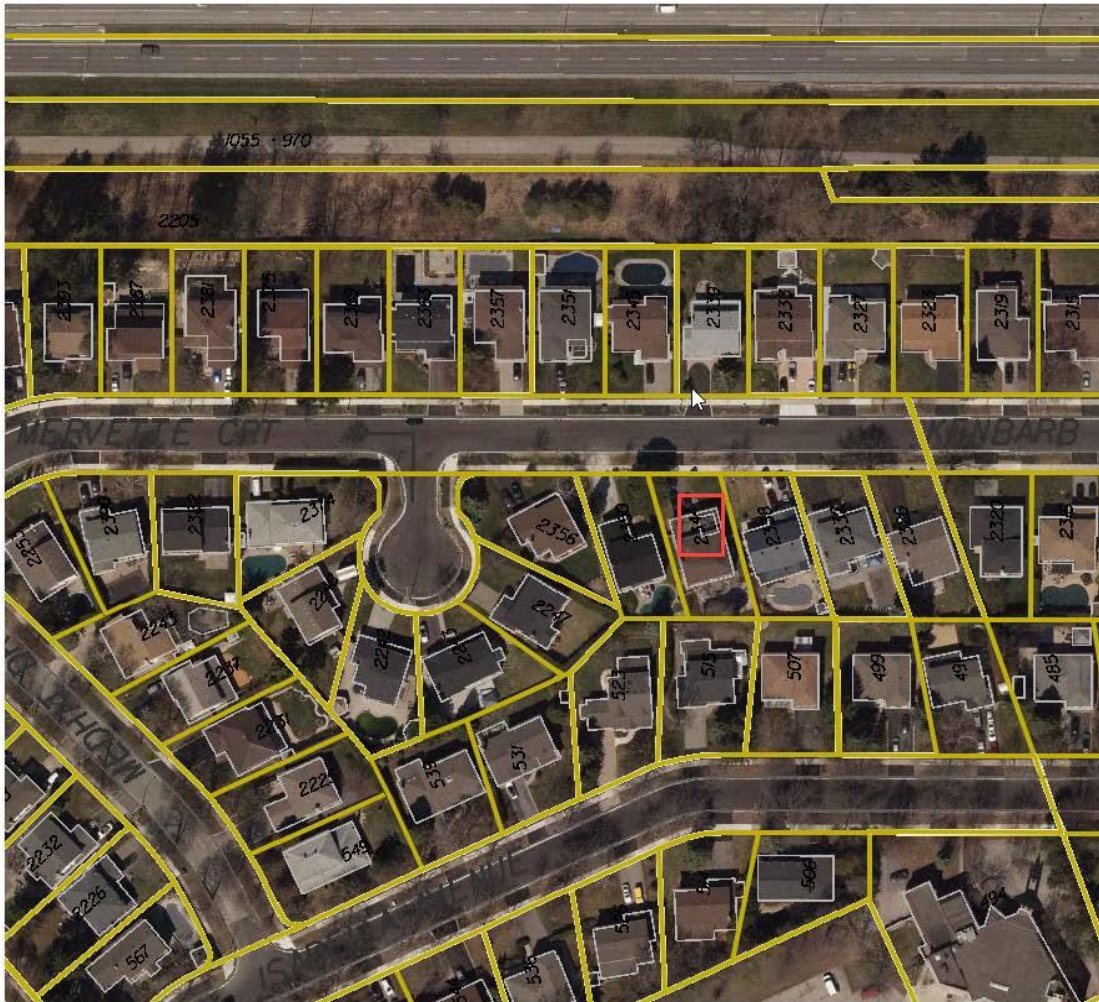
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**Site and Area Context**

The subject property is located south-east of the Stavebank Rd and Queensway W. intersection. The property is an interior parcel with a lot area of +/- 711.58m<sup>2</sup> and a lot frontage of +/- 18.9m. Currently the property houses a two-storey, detached dwelling with mature vegetation and landscape elements within the front and rear yards. Contextually, the area is comprised primarily of two-storey detached dwellings that possess lot frontages +/-18.0m and mature vegetation and landscape elements in the front yards.

The applicant is proposing a secondary unit that requires variances for a stairwell to a below grade entrance and a secondary unit entrance facing the street.





## 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 within the Cooksville Neighbourhood character area and designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan (MOP). The Residential Low Density I designation permits detached dwellings; semi-detached dwellings and duplex dwellings. Section 9 of MOP promotes development with appropriate urban form and site design, regulating that such development is compatible with the existing site conditions, the surrounding context and, the landscape of the character area. The proposed secondary unit is permitted within this designation; Staff is of the opinion that the general intent and purpose of the official plan is maintained.

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

The intent of the by-law in prohibiting a below grade entrance in the front yard and facing a street is to prevent a negative visual impact to the overall streetscape. While the proposed entrance faces the street, the proposed is located within an existing portico that sufficiently screens the entranceway. Additionally, the property possesses existing landscape elements that provide a visual buffer between the proposed entrance and streetscape, softening the impact. Staff are of the opinion that this deviation from the by-law can be supported based on existing built conditions of the portico and landscaping. Staff note that in the absence of a Second Unit or Building Permit application Staff are unable to verify the accuracy of the requested variances, or determine whether additional variance(s) will be required. The Applicant may wish to defer the application to ensure that all required variances have been accurately identified.

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

The proposed secondary unit entrance is sufficiently screened and will not impact the streetscape. Planning Staff are of the opinion that this application represents the orderly development of the lands, and is minor in nature.

## Conclusion

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

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

## Appendices

### Appendix 1 – Transportation and Works Comments

We are noting that the location of the proposed basement entrance will not alter the existing grading and drainage pattern for this property.







Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

## **Appendix 2 – Zoning Comments**

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

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

Comments Prepared by: Brandon Eidner, Zoning Examiner

## **Appendix 5 – Region of Peel Comments**

We have no comments or objections to the following applications:

Minor Variance Applications: A-30/21, A-54/21, A-56/21, A-57/21, A-59/21, A-60/21, A-62/21, A-64/21, A-66/21.

Comments Prepared by: Diana Guida, Junior Planner



## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A62.21  
Ward: 6

### Why you received this letter:

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

### Details of the application and meeting information:

The property owner of 851 Genovese Place, zoned RM2-26 - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicants request the Committee to approve a minor variance to allow the construction of a below grade entrance in an exterior side yard whereas By-law 0225-2007, as amended, does not allow a below grade entrance in an exterior side yard in this instance.

The Committee has set **Thursday March 4, 2021 at 1:00 pm** for the public hearing on this matter. As a result of COVID-19 restrictions and under the authority of the *Municipal Act, Emergency Management and Civil Protection Act* and *Statutory Powers Procedure Act*, City Council approved Committee of Adjustment hearings to be held electronically during an Emergency. All items on the agenda are scheduled for 1:00 pm and will be heard in the order shown on the agenda.

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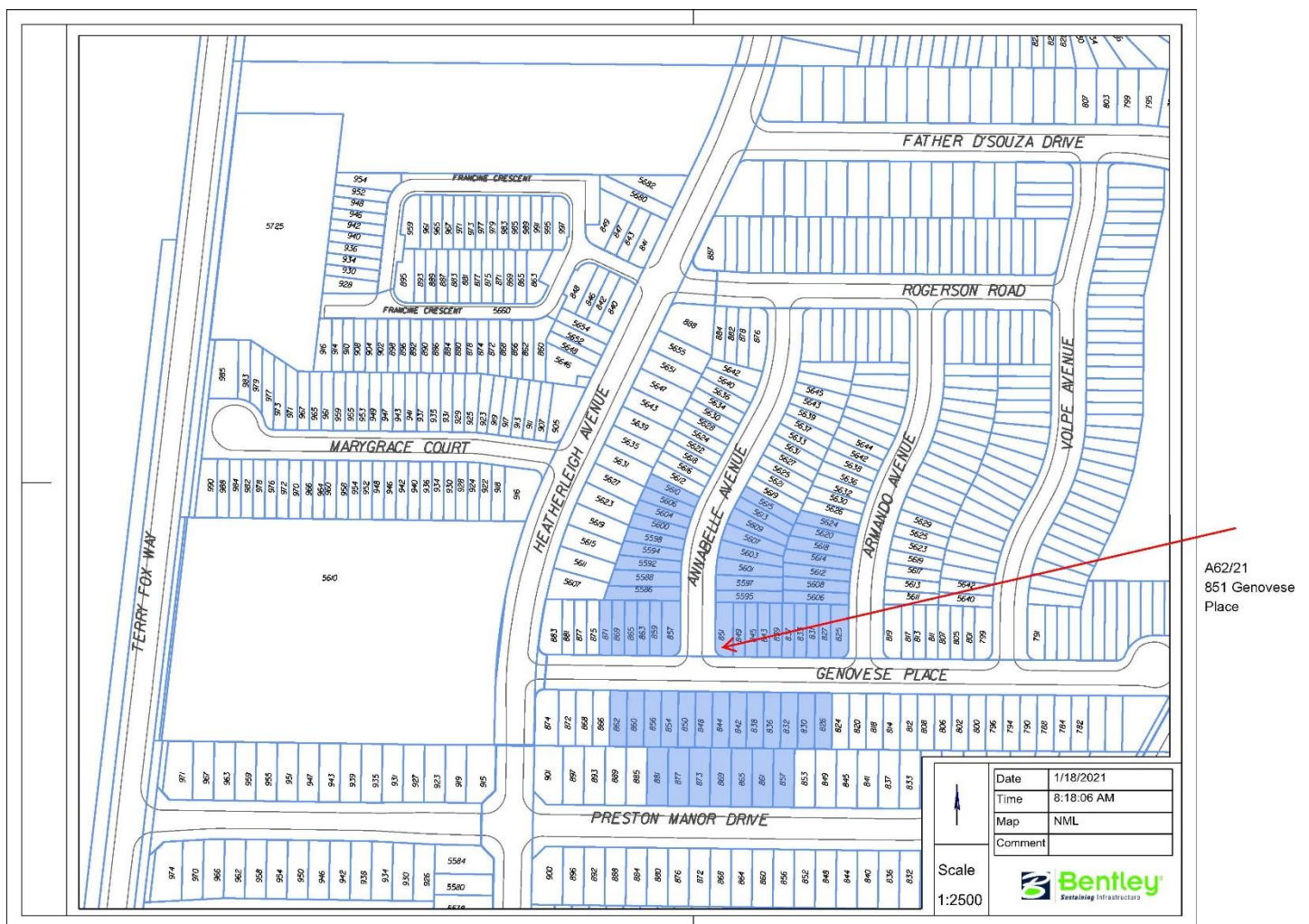
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# City of Mississauga

## Memorandum:

### City Department and Agency Comments

Date Finalized: 2021-02-24	File(s): A62.21 Ward: 6
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-03-04 1:00 PM

## Consolidated Recommendation

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

## Application Details

The applicants request the Committee to approve a minor variance to allow the construction of a below grade entrance in an exterior side yard whereas By-law 0225-2007, as amended, does not allow a below grade entrance in an exterior side yard in this instance.

## Background

**Property Address:** 851 Genovese Place

### Mississauga Official Plan

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

### Zoning By-law 0225-2007

**Zoning:** RM2-26 - Residential

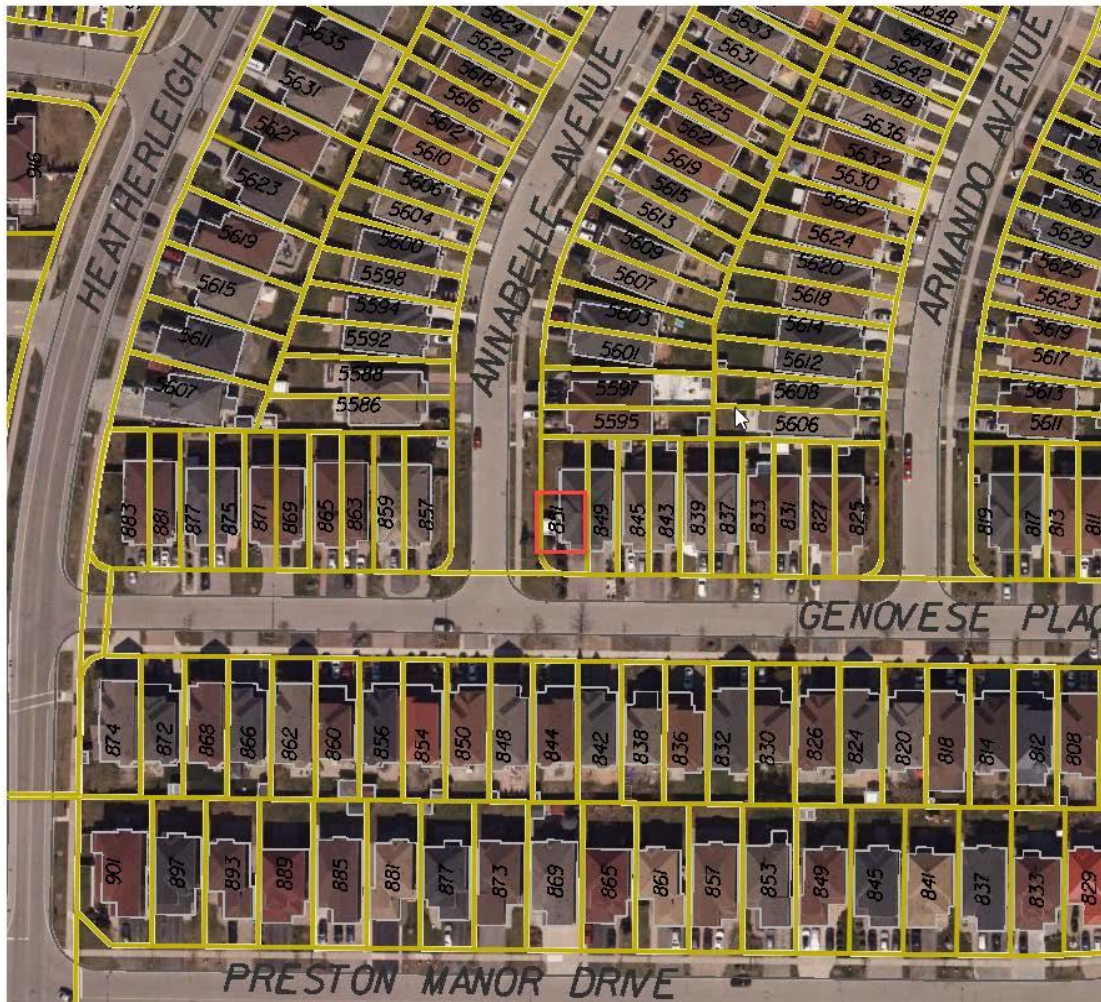
**Other Applications:** BPA- 66676

### Site and Area Context

The subject property is located north-west of the Mavis Rd and Preston Manor Dr. intersection. The property is an exterior parcel with a lot area of +/- 286.8m<sup>2</sup> and a lot frontage of +/- 9.75 m.

Currently, the property houses a two-storey, semi-detached dwelling with a significant amount of vegetation and landscape elements within the front and rear yards. Contextually, the area is comprised primarily of two-storey semi-detached dwellings that possess lot frontages of +/-8.0m and possess moderate amounts of vegetation and landscape elements in the front yards.

The applicant is proposing a secondary unit that requires variances for a below grade entrance.



## 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 within the East Credit Neighbourhood character area and designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP). The Residential Low Density II designation permits detached dwellings; semi-detached dwellings, duplex dwellings triplexes, street townhouses and other forms of low-rise dwellings with individual frontages. Section 9 of MOP promotes development with appropriate urban form and site design, regulating that such development is compatible with the existing site conditions, the surrounding context and, the landscape of the character area. The proposed secondary unit is permitted within this designation. Staff is of the opinion that the general intent and purpose of the Official Plan is maintained.

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

The intent of the by-law in prohibiting a below grade entrance in the exterior side yard is to prevent a negative visual impact to the overall streetscape. The proposed entrance is sufficiently screened by a fence surrounding the property and the proposed entrance does not inhibit access to the rear yard. Furthermore, Planning Staff note the absence of any true massing resulting from the proposal. Staff is of the opinion that the variance, as requested, maintains the general intent and purpose of the by-law.

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

Given the location of the proposed below grade entrance Staff are of the opinion that potential impacts are minimized by sufficient screening from the streetscape. The variance, as requested results in both the orderly development of the lands, and whose impacts will be minor in nature. Staff is of the opinion that the application raises no concerns of a planning nature.

## Conclusion

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

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



## Appendices

### Appendix 1 – Transportation and Works Comments

We are noting that the location of the proposed below grade entrance will not alter the existing grading and drainage pattern for this property.





Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

## **Appendix 2 – Zoning Comments**

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

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

Comments Prepared by: Brandon Eidner, Zoning Examiner

## **Appendix 5 – Region of Peel Comments**

We have no comments or objections to the following applications:

Minor Variance Applications: A-30/21, A-54/21, A-56/21, A-57/21, A-59/21, A-60/21, A-62/21, A-64/21, A-66/21.

Comments Prepared by: Diana Guida, Junior Planner



## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A63.21  
Ward: 5

### Why you received this letter:

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

### Details of the application and meeting information:

The property owner of 20 Harrow St, zoned R3-69 - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicants request the Committee to approve a minor variance to allow the construction of a new house on the subject property proposing:

1. A lot coverage of 34.02% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% of the lot area in this instance;
2. A gross floor area of 309.68sq.m (approx. 3,333.37sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 248.48sq.m (approx. 2,674.62sq.ft) in this instance; and
3. A height measured to the eaves of 6.6m (approx. 21.7ft) whereas By-law 0225-2007, as amended, permits a maximum height measured to the eaves of 6.4m (approx. 21.0ft) in this instance.

The Committee has set **Thursday March 4, 2021 at 1:00 pm** for the public hearing on this matter. As a result of COVID-19 restrictions and under the authority of the *Municipal Act, Emergency Management and Civil Protection Act* and *Statutory Powers Procedure Act*, City Council approved Committee of Adjustment hearings to be held electronically during an Emergency. All items on the agenda are scheduled for 1:00 pm and will be heard in the order shown on the agenda.

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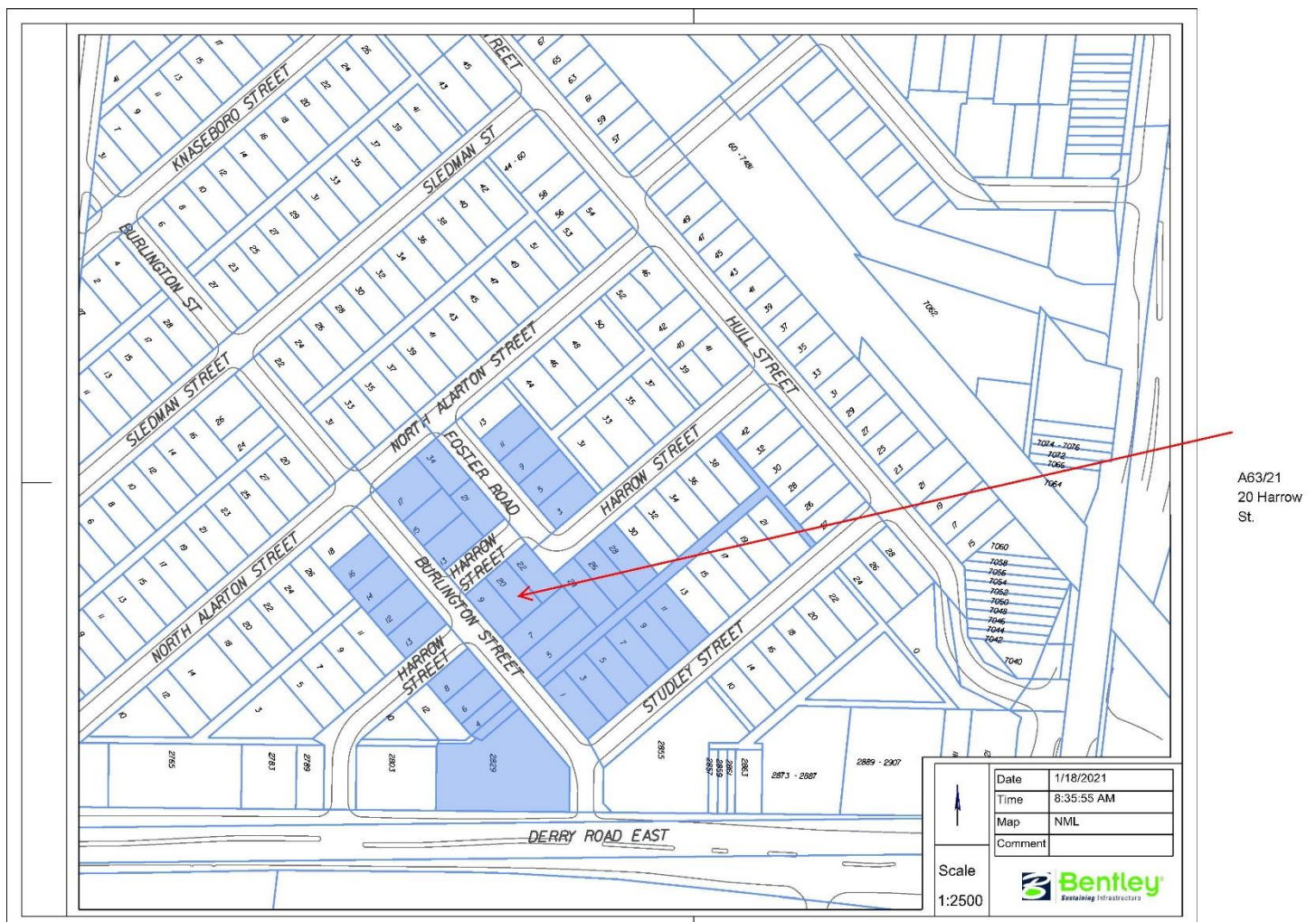
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# City of Mississauga

## Memorandum:

### City Department and Agency Comments

Date Finalized: 2021-02-24	File(s): A63.21 Ward: 5
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-03-04 1:00 PM

## Consolidated Recommendation

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

## Application Details

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

1. A lot coverage of 34.02% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% of the lot area in this instance;
2. A gross floor area of 309.68sq.m (approx. 3,333.37sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 248.48sq.m (approx. 2,674.62sq.ft) in this instance; and
3. A height measured to the eaves of 6.6m (approx. 21.7ft) whereas By-law 0225-2007, as amended, permits a maximum height measured to the eaves of 6.4m (approx. 21.0ft) in this instance.

## Background

**Property Address:** 20 Harrow St

### Mississauga Official Plan

Character Area: Malton Neighbourhood  
Designation: Residential Low Density I

### Zoning By-law 0225-2007

**Zoning:** R3-69 - Residential

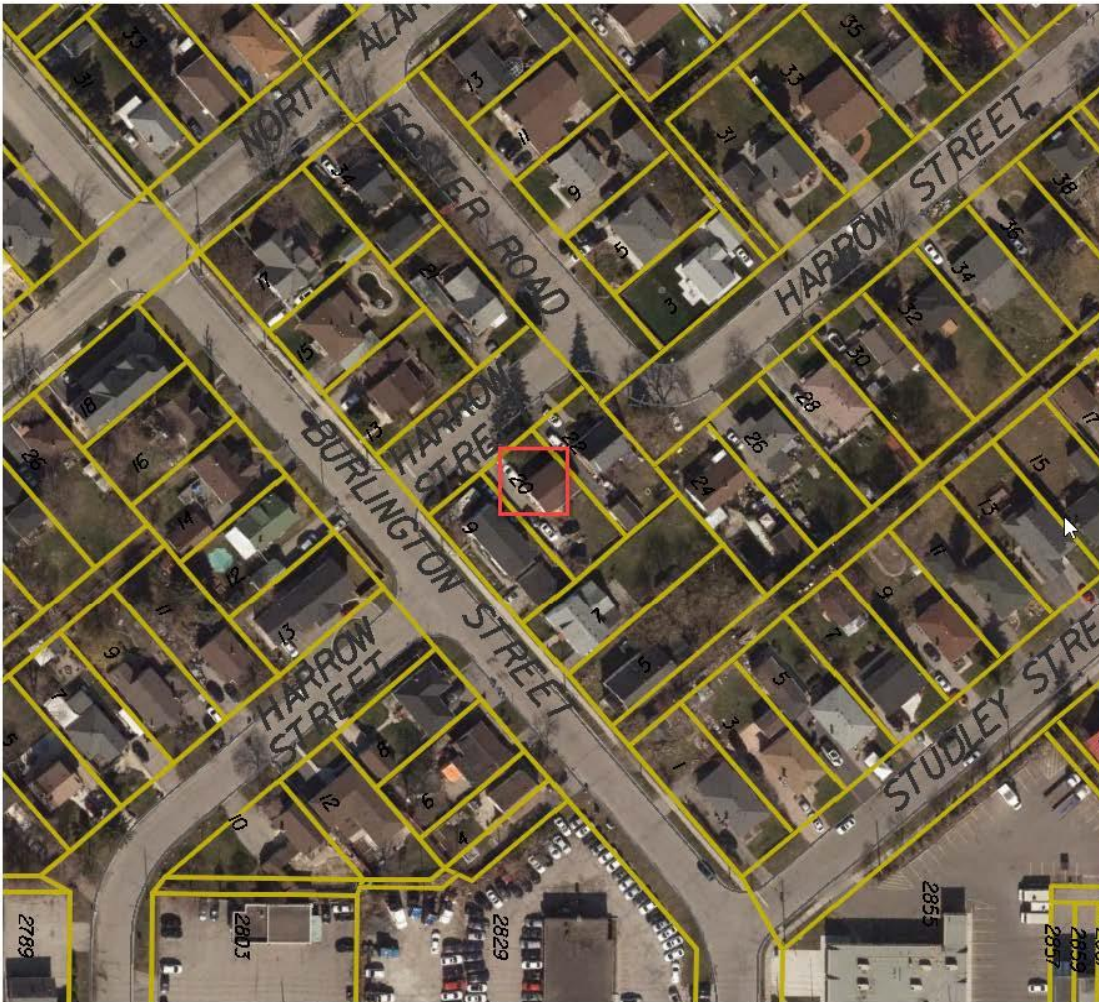


**Other Applications: None**

**Site and Area Context**

The property is located north-west of the Derry Rd and Airport Rd intersection, and currently houses a single storey detached dwelling with minimal vegetation and landscaping elements within the front and rear yards. The subject property is an interior parcel with a lot area of approximately +/- 492.39m<sup>2</sup> and a lot frontage of approximately +/- 15.24m. Contextually, the surrounding neighbourhood consists of modest, single storey detached homes with matured vegetation scattered throughout and minimal landscape elements within the front yards. The surrounding properties possess lot frontages of +/- 15.0m.

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



## Comments

### Planning

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

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

The subject property is located in the Malton Neighbourhood character area and designated Residential Low Density I on Schedule 10 of the Mississauga Official Plan, which 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. The proposed detached dwelling respects the designated land use, but does not have regard for the proportional distribution of massing on the property as a whole.

Arising from public input expressed through the 'My Malton' Community Visioning exercise undertaken in 2015, the City undertook a Malton Infill Housing Study in 2016. This resulted in Council's adoption of new zoning regulations principally aimed at regulating the massing of dwellings in a manner that is sensitive to the surrounding context. The intent of the policies are to limit the overall massing of the proposed dwelling and maintain compatibility between the existing and planned character of the neighbourhood. The application proposes an increase in gross floor area that does not maintain the intent of the infill regulations. As such, staff recommends that the application be deferred for redesign to reduce the gross floor area.

## Conclusion

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

Comments Prepared by: Brooke Herczeg RPP, 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 new dwelling will be addressed through the Building Permit process.





Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

## **Appendix 2 – Zoning Comments**

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

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

Comments Prepared by: Brandon Eidner, Zoning Examiner

## **Appendix 5 – Region of Peel Comments**

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

Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please call our Site Servicing Technicians at 905.791.7800 x7973 or by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca)

Comments Prepared by: Diana Guida, Junior Planner





## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A64.21  
Ward: 5

### Why you received this letter:

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

### Details of the application and meeting information:

The property owner of 385 Traders Boulevard East, zoned E2 - Employment, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to allow the construction of an addition proposing a side yard of 3.40m (approx. 11.15ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 4.50m (approx. 14.76ft) in this instance.

The Committee has set **Thursday March 4, 2021 at 1:00 pm** for the public hearing on this matter. As a result of COVID-19 restrictions and under the authority of the *Municipal Act, Emergency Management and Civil Protection Act* and *Statutory Powers Procedure Act*, City Council approved Committee of Adjustment hearings to be held electronically during an Emergency. All items on the agenda are scheduled for 1:00 pm and will be heard in the order shown on the agenda.

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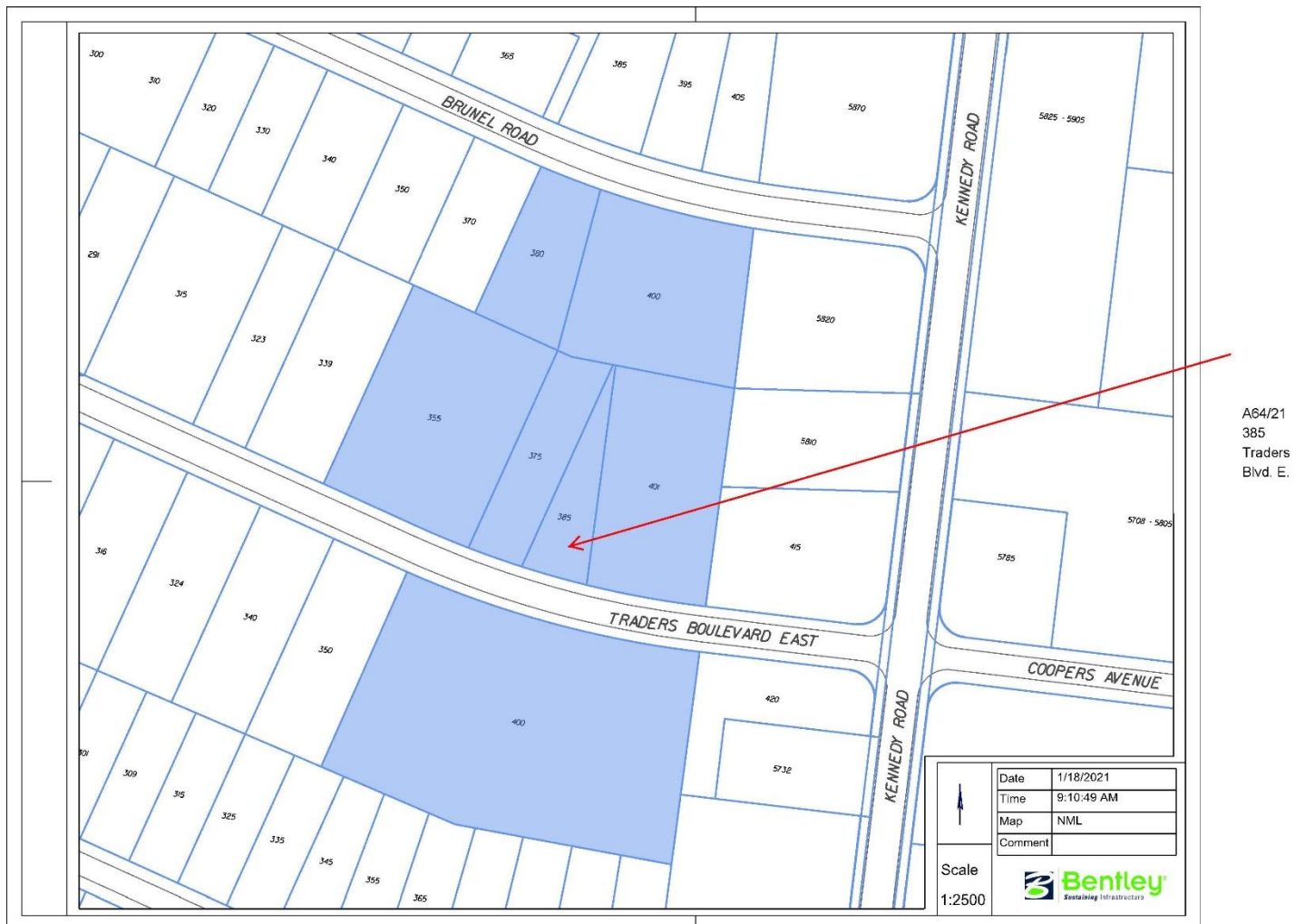
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# City of Mississauga

## Memorandum:

### City Department and Agency Comments

Date Finalized: 2021-02-24	File(s): A64.21 Ward: 5
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-03-04 1:00 PM

## Consolidated Recommendation

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

## Application Details

The applicant requests the Committee to allow the construction of an addition proposing a side yard of 3.40m (approx. 11.15ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 4.50m (approx. 14.76ft) in this instance.

### Amendments

While Planning Staff are not in a position to provide an interpretation of the Zoning By-law; it appears that the proposed variance should be amended as follows:

- to allow the construction of an addition proposing a side yard of 3.06m whereas By-law 0225-2007, as amended, requires a minimum side yard of 4.50m in this instance.

Staff also note that an additional variance be added:

- an addition proposing a reduced landscape buffer of 3.06 whereas Bylaw0225-2007, as amended, requires a minimum landscape buffer of 4.50m.

## Background

**Property Address:** 385 Traders Boulevard East

**Mississauga Official Plan**

Character Area: Gateway Employment Area (East)

Designation: Business Employment

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

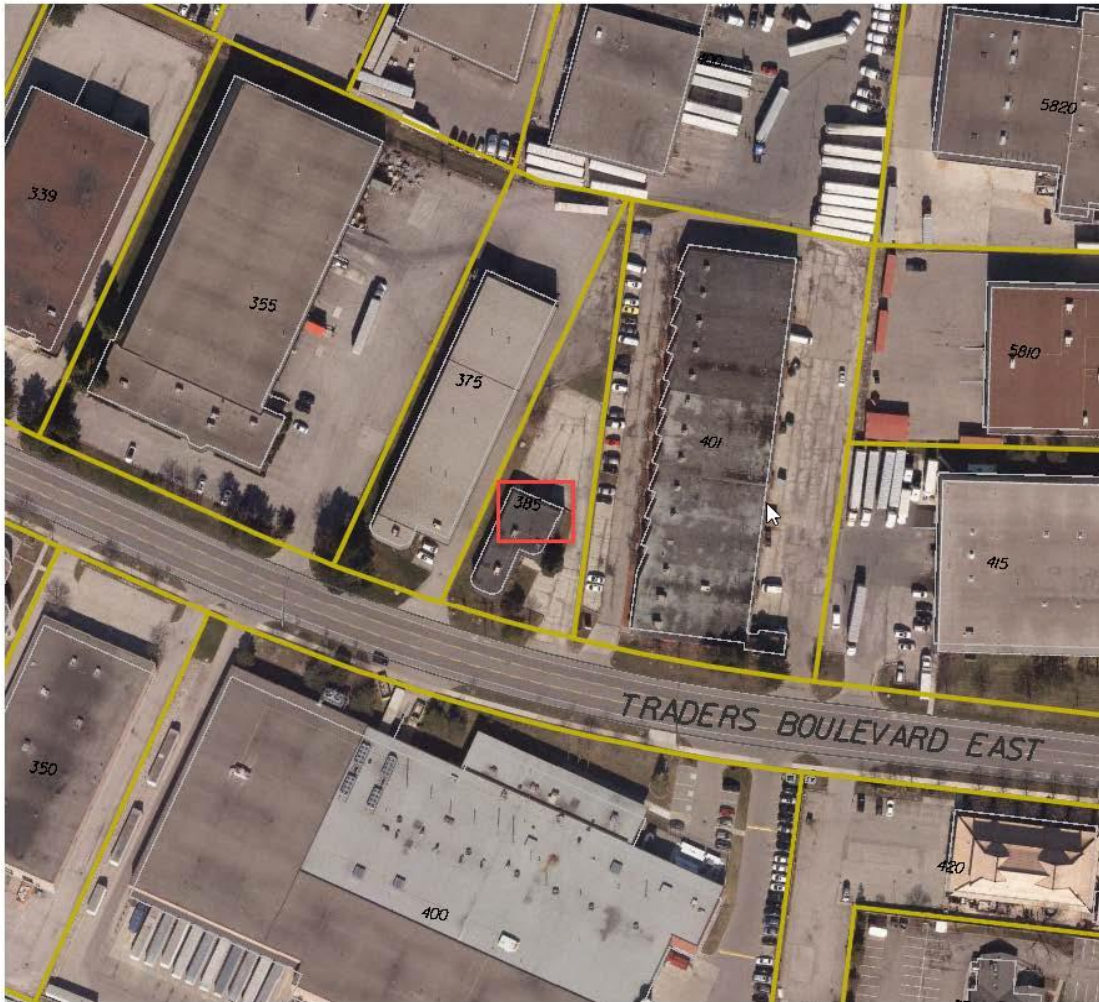
**Zoning: E2 - Employment**

**Other Applications: None**

### **Site and Area Context**

The subject property is located north-west of the Traders Boulevard East and Kennedy Road South intersection. The property is an interior parcel with a lot area of +/- 2,485.63m<sup>2</sup> and a lot frontage of +/- 38.37m. The property currently houses a one-storey building with minimal vegetation surrounding the structure and along the periphery of the parking lot. From a land-use perspective, the immediate neighbourhood consists of a mixture of employment uses including a factory outlet, culinary school and packaging supply store with minimal vegetation and landscape elements along the periphery of each parcel. The properties within the immediate area possess lot frontages of +/-55.0m with minimal vegetation and landscape elements at the periphery of each parcel.

The applicant is proposing an addition that requires a variance for side yard setback.



## Comments

### Planning

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

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

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

The site is located within the Gateway Employment Character Area, and is designated Business Employment by the Mississauga Official Plan (MOP). Pursuant to Section 11.2.11 Business Employment, the MOP permits warehousing in this designation. As such, the proposed warehouse facility maintains the purpose and general intent of the Official Plan.

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

The general intent of this portion of the by-law is to ensure that an adequate buffer exists between the massing of primary structures and adjoining properties, and that access around the building ultimately remains unencumbered. The applicant has proposed a second storey addition that cantilevers over the first floor. The proposed addition requires a 3.06m side yard setback whereas 4.50m is required. The proposed reduced setback provides an adequate buffer between the properties and does not hinder any drainage necessities, as the cantilevered addition will be situation on pillars.

While Planning Staff are not in a position to provide an interpretation of the Zoning By-law; it appears that the proposed variance should be amended as follows:

- to allow the construction of an addition proposing a side yard of 3.06m whereas By-law 0225-2007, as amended, requires a minimum side yard of 4.50m in this instance.

And an additional variance be added:

- an addition proposing a reduced landscape buffer of 3.06m whereas By-law 0225-2007, as amended, requires a minimum landscape buffer of 4.50m.

This department has no objection to the additional variance should the applicant wish to proceed with it however Planning Staff note that in the in the absence of any permit application, the Building Department is unable to confirm the accuracy of the information provided, or



determine whether additional variance(s) may be required. It should be noted that a full zoning review has not been completed.

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

The proposed side yard setback poses an insignificant impact to the neighbouring property and will pose no drainage concerns. Planning Staff are of the opinion that variance, as amended represents the orderly development of the lands, and is minor in nature.

## **Conclusion**

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

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

## Appendices

### Appendix 1 – Transportation and Works Comments

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed addition will be addressed through the Building Permit process.





Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

## **Appendix 2 – Zoning Comments**

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

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

Comments Prepared by: Brandon Eidner, Zoning Examiner

## **Appendix 5 – Region of Peel Comments**

We have no comments or objections to the following applications:

Minor Variance Applications: A-30/21, A-54/21, A-56/21, A-57/21, A-59/21, A-60/21, A-62/21, A-64/21, A-66/21.

Comments Prepared by: Diana Guida, Junior Planner





## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A65.21  
Ward: 1

### Why you received this letter:

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

### Details of the application and meeting information:

The property owner of 1562 Pinetree Cres, zoned R1-2 - Residential & G1 - Greenlands, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow the construction of an addition proposing:

1. A lot coverage of 31% (344.43sq.m) whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25.00% (277.05sq.m) in this instance;
2. A gross floor area of 490.81sq.m (approx.. 5,283.03sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 411.64sq.m (approx.. 4,430.86sq.ft) in this instance;
3. An eave encroachment in the side yard of 0.66m (approx. 2.17ft) whereas By-law 0225-2007, as amended, permits a maximum eave encroachment of 0.45m (approx. 1.47ft) in this instance;
4. A building height measured to the eaves of 8.83m (approx. 28.97ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured to the eaves of 6.40m (approx. 21.00ft) in this instance;
5. A building height measured to the height of the highest ridge of 10.82m (approx. 35.50ft) whereas By-law 0225-2007, as amended, permits a maximum building heights to the highest ridge of 9.50m (approx. 31.17ft) in this instance;
6. A combined side yard width of 6.24m (approx. 20.47ft) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 7.09m (approx. 23.26ft) in this instance;
7. A side yard measured to the second storey of 1.88m (approx. 6.17ft) whereas By-law 0225-2007, as amended, requires a minimum side yard measured to the second storey of 2.41m (approx. 7.91ft) in this instance;
8. A side yard measured to the first storey of 1.43m (approx. 4.69ft) whereas By-law 0225-2007, as amended, requires a minimum side yard measured to the first storey of 1.81m (approx. 5.94ft) in this instance; and
9. 2 kitchens whereas By-law 0225-2007, as amended, permits a maximum of 1 kitchen in this instance.

The Committee has set **Thursday March 4, 2021 at 1:00 pm** for the public hearing on this matter. As a result of COVID-19 restrictions and under the authority of the *Municipal Act, Emergency Management and Civil Protection Act* and *Statutory Powers Procedure Act*, City Council approved Committee of Adjustment hearings to be held electronically during an Emergency. All items on the agenda are scheduled for 1:00 pm and will be heard in the order shown on the agenda.

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## AMENDED NOTICE

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

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

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

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

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



# City of Mississauga

## Memorandum:

### City Department and Agency Comments

Date Finalized: 2021-02-24	File(s): A65.21 Ward: 1
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-03-04 1:00 PM

## Consolidated Recommendation

The City has no objections to the requested variances, as amended.

## Application Details

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

1. A lot coverage of 31% (344.43sq.m) whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25.00% (277.05sq.m) in this instance;
2. A gross floor area of 490.81sq.m (approx.. 5,283.03sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 411.64sq.m (approx.. 4,430.86sq.ft) in this instance;
3. An eave encroachment in the side yard of 0.66m (approx. 2.17ft) whereas By-law 0225-2007, as amended, permits a maximum eave encroachment of 0.45m (approx. 1.47ft) in this instance;
4. A building height measured to the eaves of 8.83m (approx. 28.97ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured to the eaves of 6.40m (approx. 21.00ft) in this instance;
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8. A side yard measured to the first storey of 1.43m (approx. 4.69ft) whereas By-law 0225-2007, as amended, requires a minimum side yard measured to the first storey of 1.81m (approx. 5.94ft) in this instance; and
9. 2 kitchens whereas By-law 0225-2007, as amended, permits a maximum of 1 kitchen in this instance.

## Amendments

Variance #2 should be amended as follows:

A proposed Gross Floor Area – Infill Residential of 490.81m<sup>2</sup> proposed, whereas By-law 0225-2007, as amended, permits a maximum Gross Floor Area – Infill Residential of 411.64m<sup>2</sup> in this instance;

## Background

**Property Address:** 1562 Pinetree Cres

### Mississauga Official Plan

Character Area: Mineola Neighbourhood

Designation: Greenlands, Residential Low Density I

### Zoning By-law 0225-2007

**Zoning:** G1, R1-2 (Greenlands, Residential)

### Other Applications:

Building Permit: 20-2334

### Site and Area Context

The subject property is located within the Mineola Neighbourhood Character Area, southwest of Hurontario Street and the Queen Elizabeth Way (QEW). The neighbourhood is entirely residential consisting of large lots with significant mature vegetation, containing one and two storey detached dwellings. The subject property is a deep lot with an existing one storey dwelling with mature vegetation throughout the lot. The property also abuts the Credit River.

The application proposes ground floor additions and a second storey addition, resulting in variances related to lot coverage, gross floor area, deficient setbacks, increased dwelling heights and number of kitchens.



## Comments

### Planning

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

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

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

The subject property is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan, which permits detached, semi-detached and duplex dwellings. As per Section 16.18.1 of the Mineola Neighbourhood Character Area infill regulations, new housing is encouraged to fit the scale and character of the surrounding area. The proposed additions respect the designated land use, and has regard for the distribution of massing on the property as a whole. The proposed variances maintain the context of the surrounding neighbourhood and

do not negatively impact the existing and planned streetscape character. As such, staff is of the opinion that the general intent and purpose of the official plan is maintained.

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

Variance #1 proposes a lot coverage of 31% whereas a maximum of 25% is permitted. The intent in restricting lot coverage is to ensure that there isn't an overdevelopment of the lot. In this instance, the excessive lot coverage can be attributed to the porch, deck, eaves and shed which make up approximately 6% of the total lot coverage. Excluding these features, the dwelling would have a lot coverage of approximately 25%, maintaining by-law provisions and reducing the impact to abutting properties. Staff is of the opinion that the variance maintains the general intent and purpose of the zoning by-law.

Variance #2 proposes a gross floor area of 490.81 m<sup>2</sup> whereas a maximum of 411.64 m<sup>2</sup> is permitted. The intent in restricting gross floor area is to maintain compatibility between existing and new dwellings, while ensuring the existing and planned character of the neighbourhood is preserved. In this instance, the total area of the lot is 2,537.54 m<sup>2</sup>. It is important to note that the property has dual zoning and a significant portion of the rear of the property is zoned G1 (Greenlands) which makes up 1,429.34 m<sup>2</sup> of the total lot area. The G1 zone is excluded from the calculation of gross floor area, thereby impacting the amount of gross floor area that is permitted. If the entire lot area was included in the calculation of gross floor area, the maximum permitted would be 697.50 m<sup>2</sup>, greater than the gross floor area being proposed. Furthermore, the proposed second storey addition contains architectural features such as a staggered front façade and gables which break up the overall massing of the dwelling and limits the impact to the streetscape character. Staff is of the opinion that the proposed addition maintains the character of the surrounding neighbourhood and that the general intent and purpose of the zoning by-law is maintained.

Variances #4 and 5 propose an increased dwelling height of 10.82 m and eave height of 8.23 m whereas a maximum dwelling height of 9.50 m and eave height of 6.40 m is permitted. The intent of restricting height to the highest ridge and eaves is to lessen the visual massing of 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. In this instance, the difference between average grade and finished grade is approximately 1.15 m. If the dwelling was measured from finished grade, the overall dwelling height from the street would be 9.67 m with an eave height of 7.08 m. The proposed height represents a minor deviation that would not significantly impact the character of the neighbourhood from a streetscape perspective. Furthermore, the dwelling contains architectural features which breaks up the overall roofline and reduces the impact of the increased eave height. Staff is of the opinion that the general intent and purpose of the zoning by-law is maintained.

The remaining variances relate to deficient side yards, eave projection and number of kitchens. In this instance, the side yards are measured to the narrowest points of the existing dwelling. The proposed additions do not encroach further into the required side yards. At the widest point,



the dwelling maintains the required side yard and combined side yard width, minimizing the impact to abutting properties. The increased eave projection represents a minor deviation from what is permitted and would not result in any additional undue impact. Finally, the increase in number of kitchens is an existing condition and is internal to the dwelling. As such, staff is of the opinion that these variances are appropriate to be handled through the minor variance process. Further, the proposed variances raise no concerns of a planning nature in this instance.

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

The proposed variances maintain the context of the surrounding neighbourhood and do not pose any significant impact to the streetscape character. The building footprint maintains the permitted lot coverage within the by-law, however it is only the covered porch, deck and eave projections that increase the overall lot coverage. These features do not present any massing concerns to abutting properties. The increased gross floor area is due to a large portion of the property being excluded from the gross floor area calculation. If the entire property was included in this calculation, the proposed gross floor area would be within regulation. Regarding the increased dwelling height and eave height, a majority of the height increase is due to the difference between average and finished grade. As such, from a streetscape perspective, the dwelling does not present any significant massing concerns from what is permitted. Staff is of the opinion that the application represents orderly development of the lands and is minor in nature.

## **Conclusion**

The Planning and Building Department has no objections to the requested variances, as amended.

Comments Prepared by: Lucas Petricca, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed addition will be addressed through the future Building Permit process.

Comments Prepared by: John Salvino, Development Engineering Technologist

### Appendix 2 – Zoning Comments

The Building Department is currently processing a site plan approval application under file SPI 20-54. Based on review of the information currently available for this application, we advise that the following variance should be amended as follows:

A proposed Gross Floor Area – Infill Residential of 490.81m<sup>2</sup> proposed, whereas By-law 0225-2007, as amended, permits a maximum Gross Floor Area – Infill Residential of 411.64m<sup>2</sup> in this instance;

Our comments are based on the plans received by Zoning staff on 09/23/2020 for the above captioned site plan application. Please note that should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the site plan approval process, these comments may no longer be valid. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission procedure, separately through the site plan approval process in order to receive updated comments.

Comments Prepared by: A. McCormack

### Appendix 5 – Region of Peel Comments

A-65/21

Development Planning: Diana Guida (905) 791-7800 x8243

Please be advised that a portion of the subject property is located within the following Core Areas of the Greenlands Systems in Peel, under Policy 2.3.2 the Regional Official Plan (ROP):

1. Core Area – Valley Corridor
2. Core Area – Area of Natural and Scientific Interest (ANSI) (Life Science)
3. Core Area – Environmentally Significant Area (ESA)
4. Core Area – Wetland

The entirety of the subject property is also located within the limits of the regulated area of the Credit Valley Conservation (CVC).

Within the above-mentioned designations, ROP policies seek to protect environmental resources. The Region relies on the environmental expertise of the CVC for the review of applications located within or adjacent to Core Areas of the Greenlands Systems in Peel and their potential impacts on the natural environment. Regional Planning staff therefore, request that the Committee and city staff consider comments from the CVC and incorporate their conditions of approval appropriately.

I trust this information is of assistance to you and the Committee. If you have any questions or concerns, please do not hesitate to contact me at (905) 791-7800 ext. 8243 or by email at [diana.guida@peelregion.ca](mailto:diana.guida@peelregion.ca)

Comments Prepared by: Diana Guida, Junior Planner

## Appendix 6- Conservation Authority Comments

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

1. Watershed Based Resource Management Agency and Public (commenting) Body under the *Planning Act* - providing comments based on CVC's Board approved policies;
2. Planning Advisory Services - providing environmental planning and technical advice/comments based on service agreements or memorandum of understanding;
3. 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)*;
4. 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;
5. Source Protection Agency – providing advisory comments to assist with the implementation of the *CTC Source Protection Plan* under the *Clean Water Act*, as applicable.

### SITE CHARACTERISTICS:

The subject property is traversed by the floodplain and valley slope associated with the Credit River and a Provincially Significant Wetland (PSW). In addition, the property appears to be located within the City of Mississauga Natural Heritage System (NHS), Life Science Area of Natural and Scientific Interest (ANSI), Environmentally Significant Area (ESA), Region of Peel Core Greenlands and the Credit River Watershed NHS. It is the policy of CVC and the Province of Ontario to conserve and protect the significant physical, hydrological and biological features associated with the functions of the above noted characteristics and to recommend that no development be permitted which would adversely affect the natural features or ecological

functions of these areas.

**ONTARIO REGULATION 160/06:**

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

**PROPOSAL:**

It is our understanding that the applicants request the Committee to approve a minor variance to allow the construction of an addition proposing:

1. A lot coverage of 31% (344.43sq.m) whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25.00% (277.05sq.m) in this instance;
2. An eave encroachment in the side yard of 0.66m (approx. 2.17ft) whereas By-law 0225-2007, as amended, permits a maximum eave encroachment of 0.45m (approx. 1.47ft) in this instance;
3. A building height measured to the eaves of 8.83m (approx. 28.97ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured to the eaves of 6.40m (approx. 21.00ft) in this instance;
4. A building height measured to the height of the highest ridge of 10.82m (approx. 35.50ft) whereas By-law 0225-2007, as amended, permits a maximum building heights to the highest ridge of 9.50m (approx. 31.17ft) in this instance;
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8. 2 kitchens whereas By-law 0225-2007, as amended, permits a maximum of 1 kitchen in this instance.

**COMMENTS:**

Based on the review of the information, CVC staff have **no concerns** with the requested variances. CVC staff are currently reviewing a Site Plan application (SP 20/054) for the proposed development and any outstanding CVC concerns will be addressed during the site plan approval process. As such, CVC staff have **no objection** to the approval of this minor variance by the Committee at this time.

It should be noted that a CVC permit will be required for the proposed development.

Please circulate CVC any future correspondence regarding this application.

I trust that these comments are sufficient. Please do not hesitate to contact the undersigned at 905-670-1615 (ext. 236) should you have any further questions or concerns.

Comments Prepared by: Elizabeth Paudel, Junior Planner





## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A66.21  
Ward: 11

### Why you received this letter:

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

### Details of the application and meeting information:

The property owner of 87 Vista Drive, zoned R2-50 - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow a height of an accessory structure (shed/play structure) of 4.00m (approx. 13.12ft) whereas By-law 0225-2007, as amended, permits a maximum height of an accessory structure of 3.00m (approx. 9.84ft) in this instance.

The Committee has set **Thursday March 4, 2021 at 1:00 pm** for the public hearing on this matter. As a result of COVID-19 restrictions and under the authority of the *Municipal Act, Emergency Management and Civil Protection Act* and *Statutory Powers Procedure Act*, City Council approved Committee of Adjustment hearings to be held electronically during an Emergency. All items on the agenda are scheduled for 1:00 pm and will be heard in the order shown on the agenda.

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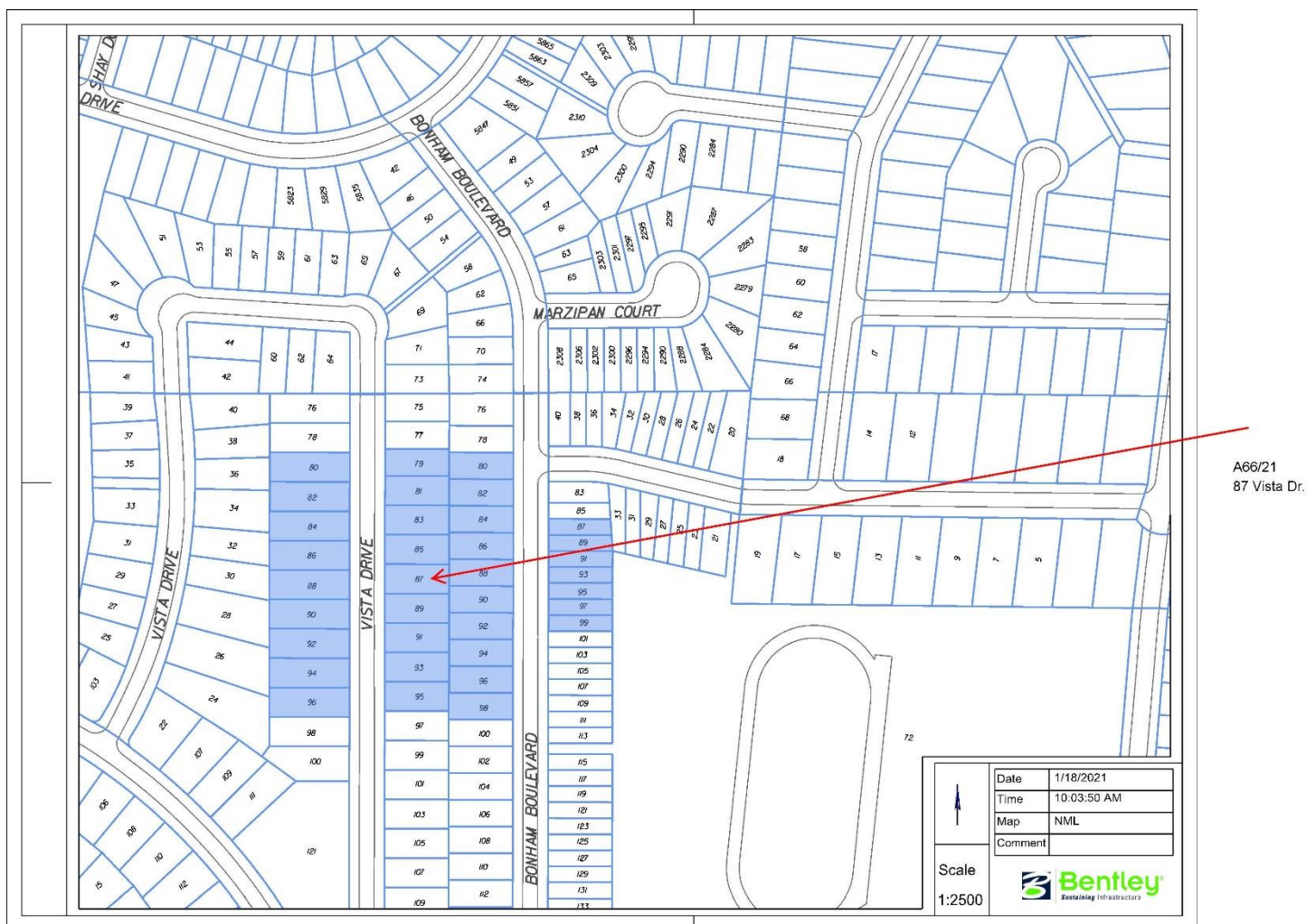
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# City of Mississauga

## Memorandum:

### City Department and Agency Comments

Date Finalized: 2021-02-24	File(s): A66.21 Ward: 11
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-03-04 1:00 PM

## Consolidated Recommendation

The City recommends that this application be refused. 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 a height of an accessory structure (shed/play structure) of 4.00m (approx. 13.12ft) whereas By-law 0225-2007, as amended, permits a maximum height of an accessory structure of 3.00m (approx. 9.84ft) in this instance.

### Amendments

The Building Department is not in receipt of any permit applications at this time and the applicant is advised that a zoning review has not been completed. A cursory review of the application revealed the following additional variance may be required:

A deck projecting from an accessory structure; whereas By-law 0225-2007, as amended, does not permit decks and/or balconies on top, above or projecting from any part of an accessory building or structure.

## Background

**Property Address:** 87 Vista Drive

### Mississauga Official Plan

Character Area: Streetsville Neighbourhood  
Designation: Residential Low Density I

**Zoning By-law 0225-2007****Zoning: R2-50 - Residential****Other Applications: None****Site and Area Context**

The property is located north-east of the Erin Mills Parkway and Vista Boulevard intersection and currently houses a semi-detached dwelling with minimal vegetation and landscape elements in the front and rear yards. The subject property is an interior parcel, with a lot area of approximately +/-613.00m<sup>2</sup> and a lot frontage of approximately +/- 16.76m. Contextually, the surrounding neighbourhood consists exclusively of detached dwellings. The properties within the immediate area possess lot frontages of +/- 17.0m, with minimal vegetative / natural landscaped elements within the front yards.

The applicant is proposing an accessory structure that requires a variance for height.





## Comments

### Planning

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

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

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

The site is located within the Streetsville Neighbourhood Character Area, and is designated Residential Low Density I by the Mississauga Official Plan (MOP). The Residential Low Density I designation permits detached dwellings; semi-detached dwellings and duplex dwellings. Section 9 of MOP promotes development with appropriate urban form and site design, regulating that such development is compatible with: the existing site conditions; the surrounding context; and, the landscape of the character area. The proposed accessory structure is located in the rear of the property and can be seen from the street. The structure is not compatible with the surrounding area and imposes upon the abutting properties. Staff is of the opinion that the general intent and purpose of the MOP is not maintained.

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

The intent of the zoning by-law provisions regarding accessory structures is to ensure that the structures are proportional to the lot, dwelling and are clearly accessory. The structure proposed is a two storey shed that poses significant massing impacts on the neighbouring properties which results in overlook and matters of privacy. This proposed structure can also be seen from the streetscape influencing the context of the surrounding area. Additionally, Section 4.1.2.3 of the zoning by-law does not permit decks and/or balconies on top, above or projecting from any part of an accessory building or structure.

Planning Staff echo the Building Department's concern regarding the absence of any formal permit applications at this time and recommend that a comprehensive zoning review be completed.

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

In the absence of a formal review, Staff is unable to determine if the variance as requested is accurate and if additional variance(s) may be required. Staff is of the opinion that the application is not minor in nature and does not represent an orderly development of the land and

recommend that the application be refused. The Applicant may wish to defer the application to ensure that all required variances have been accurately identified.

## **Conclusion**

The City recommends that this application be refused. The Applicant may wish to defer the application to ensure that all required variances have been accurately identified.

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

## Appendices

### Appendix 1 – Transportation and Works Comments

Enclosed for Committees easy reference are photos depicting the existing accessory structure (shed/play structure). We also note that we have no drainage related concerns with the structure.











Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

## **Appendix 2 – Zoning Comments**

The Building Department is not in receipt of any permit applications at this time and the applicant is advised that a zoning review has not been completed. A cursory review of the application revealed the following additional variance may be required:

A deck projecting from an accessory structure; whereas By-law 0225-2007, as amended, does not permit decks and/or balconies on top, above or projecting from any part of an accessory building or structure.

Notwithstanding the above, based on information provided with this application, we are unable to confirm the accuracy of the requested variance(s) or determine whether additional variance(s) may be required. The applicant is advised that a completed zoning review may identify additional instances of zoning non-compliance. The applicant may consider applying for a preliminary zoning review application and submit working drawings for a detailed zoning review to be completed. A minimum of 6-8 weeks will be required to process a preliminary zoning review application depending on the complexity of the proposal and the detail of the information submitted.

Comments Prepared by: Brian Bonner, Zoning Examiner



**Appendix 5 – Region of Peel Comments**

We have no comments or objections to the following applications:

Minor Variance Applications: A-30/21, A-54/21, A-56/21, A-57/21, A-59/21, A-60/21, A-62/21, A-64/21, A-66/21.

Comments Prepared by: Diana Guida, Junior Planner



## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A220.20 A221.20

Ward: 1

### Why you received this letter:

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

### Details of the application and meeting information:

The property owner of 10 Pine Avenue North, zoned RM7-5 - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow the construction of a new dwelling on 10-A Pine Avenue North proposing:

1. A building height measured to the top of the roof of 9.11m (approx. 29.89ft) whereas By-law 0225-2007 as amended, permits a maximum building height measured to the top of the roof of 7.50m (approx. 24.61ft) in this instance;
2. A building height measured to the eaves of 6.95m (approx. 22.80ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured to the eaves of 6.40m (approx. 21.00ft) in this instance;
3. A side yard measured to a balcony of 0.80m (approx. 2.62ft) whereas By-law 0225-2007, as amended, requires a minimum side yard measured to a balcony of 1.20m (approx. 3.94ft) in the instance; and
4. A side yard measured to a basement entrance stairwell of 0.00m whereas By-law 0225-2007, as amended, requires a minimum side yard measured to a basement entrance stairwell of 1.20m (approx. 3.94ft) in this instance.

The applicant requests the Committee to approve a minor variance to allow the construction of a new dwelling on 10-B Pine Avenue North proposing:

1. A building height measured to the top of the roof of 9.11m (approx. 29.89ft) whereas By-law 0225-2007 as amended, permits a maximum building height measured to the top of the roof of 7.50m (approx. 24.61ft) in this instance;
2. A building height measured to the eaves of 6.95m (approx. 22.80ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured to the eaves of 6.40m (approx. 21.00ft) in this instance;
3. A side yard measured to a balcony of 0.80m (approx. 2.62ft) whereas By-law 0225-2007, as amended, requires a minimum side yard measured to a balcony of 1.20m (approx. 3.94ft) in the instance; and
4. A side yard measured to a basement entrance stairwell of 0.00m whereas By-law 0225-2007, as amended, requires a minimum side yard measured to a basement entrance stairwell of 1.20m (approx. 3.94ft) in this instance.

The Committee has set **Thursday March 4, 2021 at 1:00 pm** for the public hearing on this matter. As a result of COVID-19 restrictions and under the authority of the *Municipal Act, Emergency Management and Civil Protection Act* and *Statutory Powers Procedure Act*, City Council approved Committee of Adjustment hearings to be held electronically during an Emergency. All items on the agenda are scheduled for 1:00 pm and will be heard in the order shown on the agenda.

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

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

**How to submit a written comment:**

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

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

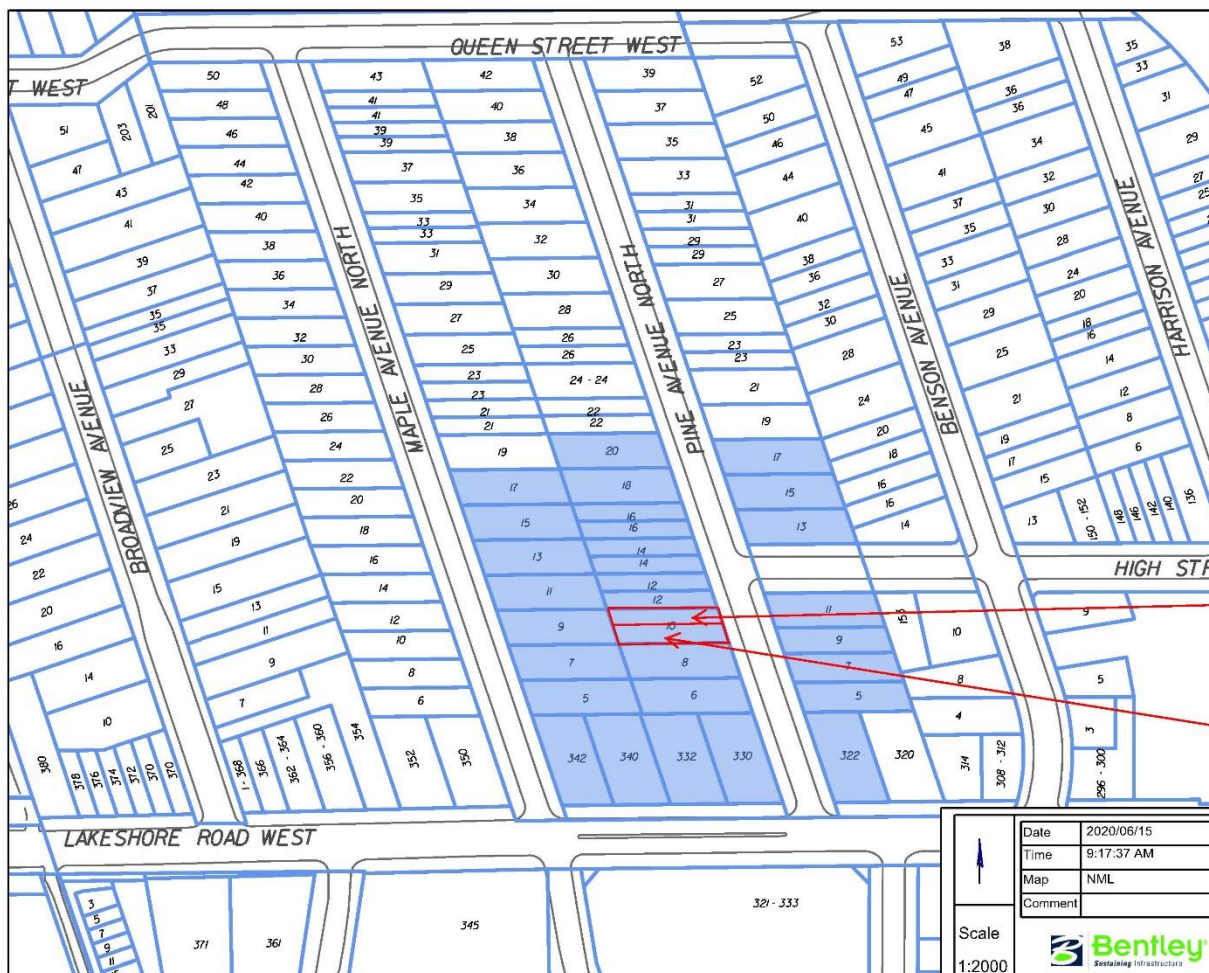
**To participate electronically (computer, tablet or smartphone):** Please email [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca) no later than 4:30pm the Tuesday prior to the hearing. Any materials you wish to show the Committee during your presentation must be provided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

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

**Legal notice:**

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

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




A220/20  
10-B Pine  
Ave. N.

A221/20  
10-A Pine  
Ave. N.

Date	2020/06/15
Time	9:17:37 AM
Map	NML
Comment	

Scale  
1:2000

 **Bentley**  
Sustaining Infrastructure

# City of Mississauga

## Memorandum:

### City Department and Agency Comments

Date Finalized: 2021-02-24	File(s): A220.20 A221.20 Ward: 1
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-03-04 1:00 PM

## Consolidated Recommendation

The City recommends that variances #1 and 2 be refused, however, have no objections to variances #3 and 4. The applicant may choose to defer the application to verify the accuracy of the variances and ensure additional variances are not required.

## Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of a new dwelling on 10-A Pine Avenue North proposing:

1. A building height measured to the top of the roof of 9.11m (approx. 29.89ft) whereas By-law 0225-2007 as amended, permits a maximum building height measured to the top of the roof of 7.50m (approx. 24.61ft) in this instance;
2. A building height measured to the eaves of 6.95m (approx. 22.80ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured to the eaves of 6.40m (approx. 21.00ft) in this instance;
3. A side yard measured to a balcony of 0.80m (approx. 2.62ft) whereas By-law 0225-2007, as amended, requires a minimum side yard measured to a balcony of 1.20m (approx. 3.94ft) in the instance; and
4. A side yard measured to a basement entrance stairwell of 0.00m whereas By-law 0225-2007, as amended, requires a minimum side yard measured to a basement entrance stairwell of 1.20m (approx. 3.94ft) in this instance.

The applicant requests the Committee to approve a minor variance to allow the construction of a new dwelling on 10-B Pine Avenue North proposing:

1. A building height measured to the top of the roof of 9.11m (approx. 29.89ft) whereas By-law 0225-2007 as amended, permits a maximum building height measured to the top of the roof of 7.50m (approx. 24.61ft) in this instance;
2. A building height measured to the eaves of 6.95m (approx. 22.80ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured to the eaves of 6.40m (approx. 21.00ft) in this instance;



City Department and Agency Comments	File:A220.20 A221.20	2021/02/24	2
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3. A side yard measured to a balcony of 0.80m (approx. 2.62ft) whereas By-law 0225-2007, as amended, requires a minimum side yard measured to a balcony of 1.20m (approx. 3.94ft) in the instance; and
4. A side yard measured to a basement entrance stairwell of 0.00m whereas By-law 0225-2007, as amended, requires a minimum side yard measured to a basement entrance stairwell of 1.20m (approx. 3.94ft) in this instance.

## Amendments

"[Enter amendments to variances]"

## Recommended Conditions and Terms

"[Enter terms and conditions here]"

## Background

**Property Address:** 10A and 10B Pine Avenue North

### Mississauga Official Plan

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

### Zoning By-law 0225-2007

**Zoning:** RM7-5 (Residential)

### Other Applications:

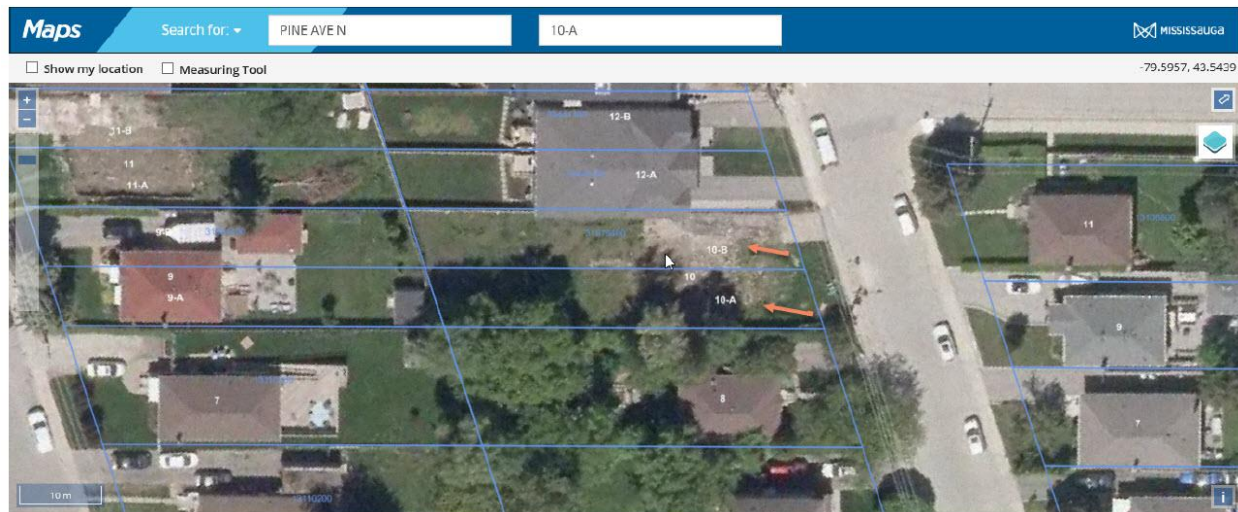
Building Permit: 20-1396

### Site and Area Context

The subject property is located within the Port Credit Neighbourhood Character Area, west of Mississauga Road and Lakeshore Road West. Currently the subject property contains a one storey detached dwelling with little mature vegetation. The surrounding area includes a mix of residential uses, including detached, semi-detached and apartment dwellings with little mature vegetation. The neighbourhood contains an eclectic lot fabric with frontages ranging from approximately 6.30 m to 14 m.

The subject property received approval in May 2018 to sever the lot for the purpose of developing semi-detached dwellings. At that time, no variances were requested for the

construction of the dwellings. The subject application was previously deferred from the August 18<sup>th</sup>, 2020 Committee of Adjustment hearing to allow the applicant time to work with planning staff and reduce the heights. Unfortunately, discussions with the applicant, did not lead to a compromise. As a result, the application proposes variances related to an increased flat roof height, eave height and deficient side yards measured to a balcony and basement stairwell.



## Comments

### Planning

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

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

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

The subject property is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP) which permits detached, semi-detached, duplex, triplex and other forms of low rise dwellings with individual frontages. The subject property is located within the North Residential Neighbourhood Precinct (Shawnmarr/Indian Heights) of the Port Credit Local Area Plan. Section 9 of MOP promotes development with appropriate urban form and site design, requiring that such development is compatible with: the existing site conditions; the surrounding context; and, the landscape of the character area. The proposed semi-detached dwellings do not respect the character of the surrounding area and are not compatible with newer semi-detached dwellings. The increased heights present significant massing concerns to the

City Department and Agency Comments	File:A220.20 A221.20	2021/02/24	4
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character of the streetscape as the dwellings propose a three storey flat roof dwelling with no design elements to alleviate the overall massing of the dwellings. Staff is of the opinion that variances #1 and 2 on both applications do not maintain the general intent and purpose of the official plan.

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

Variances #1 and 2 on both applications propose a flat roof height of 9.11 m whereas 7.50 m is permitted and an eave height of 6.95 m whereas 6.40 m is permitted. The intent in restricting height to the flat roof is to reduce the overall massing of a flat roof dwelling compared to a sloped roof dwelling and to minimize negative impacts on the streetscape and neighbouring properties. Furthermore, it was intended to restrict large flat roof dwellings permitted up to a height of 10.70 m. Through discussions with the applicant's agent, examples of existing semi-detached dwellings were presented as evidence as to why a significant increase in flat roof height should be acceptable. However, some of these dwellings were built prior to the implementation of the infill regulations and make up a minor portion of semi-detached dwellings within the neighbourhood. Other examples provided were not flat roof dwellings as per the zoning by-law and are sloped roof dwellings with different design elements. Since the infill regulations, Pine Avenue North has experienced a significant number of consent applications proposing semi-detached dwellings. Through each of those applications, there were no variances for an increase in flat roof height. The subject application proposes a three storey flat roof dwelling with no architectural features that break up the overall massing of the dwelling. From a streetscape perspective, the increased flat roof height proposes a built form that is not characteristic of the newer semi-detached dwellings on Pine Avenue North and does not respect the intent of the infill regulations. As such, these variances do not maintain the general intent and purpose of the zoning by-law.

The remaining variances relate to a deficient setback measured to the basement stairwell and second storey balcony from the adjoining property lot line. As the variances are measured to the adjoining lot line and they are interior to the proposed semi-detached dwellings, staff is of the opinion that these variances are appropriate to be handled through the minor variance process. Further, these variances raise no concerns of a planning nature.

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

The design of the proposed dwellings, combined with the increased heights are not compatible with the context of the surrounding area and do not respect the intent of the infill regulations that were implemented to reduce these types of flat roof dwellings. The increased heights present significant massing concerns to the character of the streetscape and neighbouring properties. Staff is of the opinion that the variances #1 and 2 do not represent orderly development of the lands and are not minor in nature.

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## Conclusion

The Planning and Building Department recommends that variances #1 and 2 be refused, however, have no objections to variances #3 and 4. The applicant may choose to defer the application to verify the accuracy of the variances and ensure additional variances are not required.

Comments Prepared by: Lucas Petricca, Committee of Adjustment Planner

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## Appendices

### Appendix 1 – Transportation and Works Comments

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

Comments Prepared by: John Salvino, Development Engineering Technologist

### Appendix 2 – Zoning Comments

The Building Department is currently processing a preliminary zoning review application under file PRE 20-1396. It appears the plans for the minor variance application differ from the plans reviewed with the preliminary zoning review application on 5/8/2020; therefore, Zoning staff is unable to confirm the accuracy of the request or if additional variances are required. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission procedure, separately through the preliminary zoning review process in order to receive updated comments.

Comments Prepared by: Brian Bonner, Zoning Examiner

### Appendix 5 – Region of Peel Comments

We have no comments or objections to the following applications:

Deferred Applications: A-220/20, A-221/20, A-364/20, A-413/20.

Comments Prepared by: Diana Guida, Junior Planner





## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A364.20  
Ward: 1

### Why you received this letter:

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

### Details of the application and meeting information:

The property owner of 80-82 Lakeshore Road East, zoned C4-66 - Commercial, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow a restaurant proposing:

1. 3 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 33 parking spaces in this instance;
2. 0 accessible parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 2 accessible parking spaces in this instance;
3. An aisle width of 4.00m (approx. 13.12ft) whereas By-law 0225-2007, as amended, requires a minimum aisle width of 7.00m (approx. 22.97ft) in this instance;
4. A restaurant use within 60.00m (approx. 196.85ft) of a Residential Zone whereas By-law 0225-2007, as amended, requires a minimum setback measured to Residential Zone of 60.00m (approx. 196.85ft) in this instance; and
5. A parking stall size of 2.6m x 4.6m (approx. 8.5ft x 15.1ft) whereas By-law 0225-2007, as amended, requires a minimum parking stall size of 2.6m x 5.2m (approx. 8.5ft x 17.1ft) in this instance.

The Committee has set **Thursday March 4, 2021 at 1:00 pm** for the public hearing on this matter. As a result of COVID-19 restrictions and under the authority of the *Municipal Act, Emergency Management and Civil Protection Act* and *Statutory Powers Procedure Act*, City Council approved Committee of Adjustment hearings to be held electronically during an Emergency. All items on the agenda are scheduled for 1:00 pm and will be heard in the order shown on the agenda.

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

### How to submit a written comment:

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

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

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# City of Mississauga

## Memorandum:

### City Department and Agency Comments

Date Finalized: 2021-02-24	File(s): A364.20 Ward: 1
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-03-04 1:00 PM

## Consolidated Recommendation

The City has no objections to the application, subject to a temporary approval. The applicant may choose to defer the application to verify the accuracy of the variances and ensure additional variances are not required.

## Application Details

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

1. 3 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 33 parking spaces in this instance;
2. 0 accessible parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 2 accessible parking spaces in this instance;
3. An aisle width of 4.00m (approx. 13.12ft) whereas By-law 0225-2007, as amended, requires a minimum aisle width of 7.00m (approx. 22.97ft) in this instance;
4. A restaurant use within 60.00m (approx. 196.85ft) of a Residential Zone whereas By-law 0225-2007, as amended, requires a minimum setback measured to Residential Zone of 60.00m (approx. 196.85ft) in this instance; and
5. A parking stall size of 2.6m x 4.6m (approx. 8.5ft x 15.1ft) whereas By-law 0225-2007, as amended, requires a minimum parking stall size of 2.6m x 5.2m (approx. 8.5ft x 17.1ft) in this instance.

## Amendments

Variance #2 should be amended as follows:

3 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 31 parking spaces in this instance;

## Recommended Conditions and Terms

Staff recommends that the application be approved on a temporary period of three years

## Background

**Property Address:** 80-82 Lakeshore Road East

### Mississauga Official Plan

Character Area: Port Credit Community Node  
Designation: Mixed Use

### Zoning By-law 0225-2007

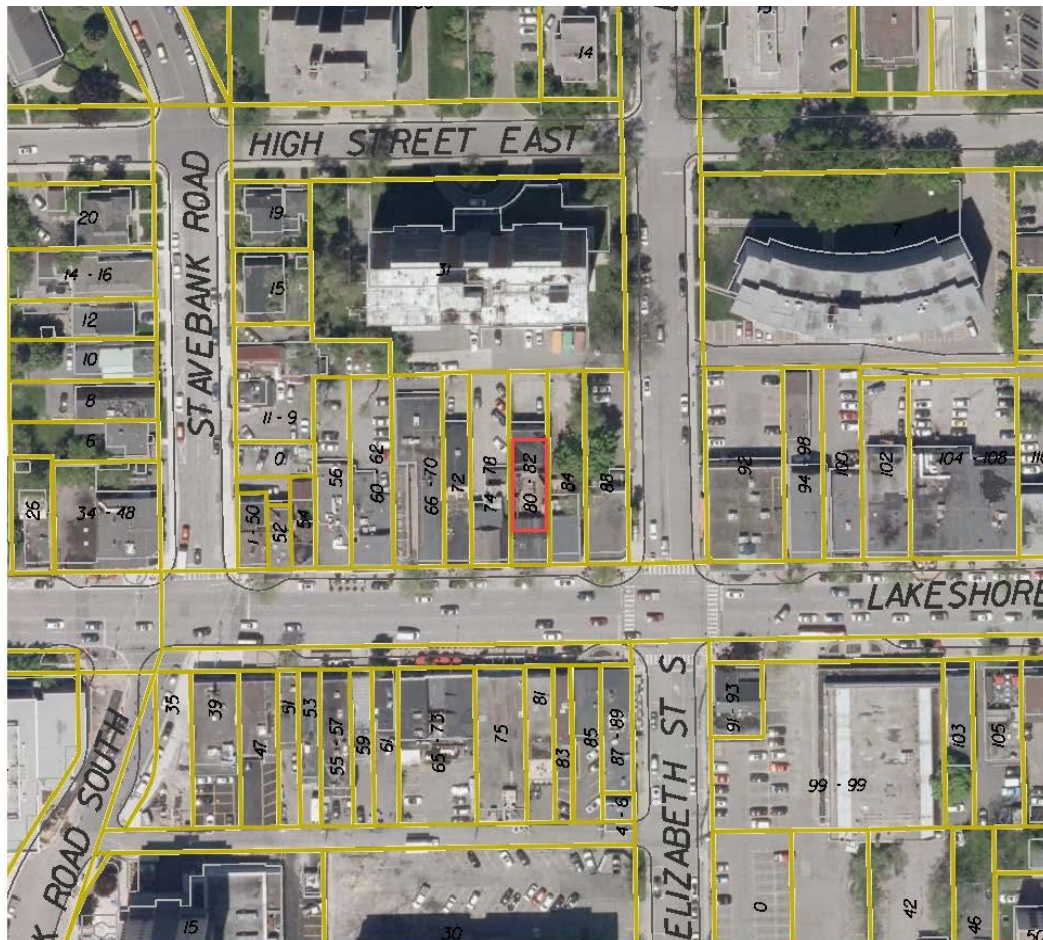
**Zoning:** C4-66 (Commercial)

### Other Applications:

Occupancy Permit: 20-2732

### Site and Area Context

The subject property is located within the Port Credit Community Node Character Area, west of Hurontario Street and Lakeshore Road East. The immediate area consists of commercial uses fronting onto Lakeshore Road East, including a variety of restaurant uses. The property north of the subject site is a high-rise residential apartment building. The subject property contains an existing two storey building with an existing retail store on the ground floor and office above. There is an occupancy permit to change the existing use into a restaurant use. As a result, the application proposes variances for a restaurant use being located within 60 m of a residential zone, parking deficiencies and deficient aisle width.



## Comments

### Planning

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

Staff comments concerning the application are as follows:

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

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



policies and maintain the existing and planned character of the area. The minor variance application maintains the general intent and purpose of the official plan.

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

The intent in quantifying the required number of parking spaces is to ensure that each unit is self-sufficient in providing adequate parking accommodations based upon its intended use. As per Zoning By-law 0225-2007, 33 parking spaces are required whereas 3 parking spaces are proposed, including 0 accessible parking spaces whereas 2 are required. The City Planning Strategies Division reviews variances related to the overall parking reduction. Based on review of the application, their comment is as follows.

A parking amendment letter was submitted on January 21, 2021 which indicates that there is currently an existing take-out restaurant in a small portion of the first floor (ice cream parlour) and offices occupying part of the second floor, both of which will remain. Staff note that although the variance request is for 33 spaces, staff have calculated that 31 spaces is the number of spaces required. The applicant is proposing 3 spaces, which represents a 28 space (90%) deficiency. Under normal circumstances, staff would require a full Parking Utilization Study (PUS) for any request over 10% deficiency. However, it has been recognized that the Covid-19 Pandemic has heavily influenced current parking demand, and staff are not requesting a PUS be conducted for this type of use at this time.

Staff also considered the following factors:

- The Hurontario LRT is planned to be completed by 2023 and service the site
- The site is located in the Port Credit Community Node which has a walkable mainstreet character
- Proximity to the Port Credit GO Station
- Proximity to other MiWay Transit routes

Based on the preceding information, staff can support the proposed parking reduction subject to a temporary period of three years, at which time a PUS will be required as per the City's Parking Studies Terms of Reference.

Variances #3 and 5 represent existing conditions on-site which are common characteristics of units within the immediate area. Due to the location of the parking spaces in the rear yard, an increased aisle width cannot be provided as well as a loading space. The subject site currently operates with these deficiencies and does not result in a significant impact to the surrounding area. Furthermore, variance #4 which proposes a restaurant within 60 m of a residential zone does not present any unacceptable adverse impacts to the area as a variety of restaurants are present within the immediate area and have similar setbacks to existing residential zones. As such, staff is of the opinion that these variances are appropriate to be handled through the minor variance process and raise no concerns of a planning nature in this instance.

## Conclusion

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

Comments Prepared by: Lucas Petricca, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

Enclosed for Committees easy reference are photos depicting the existing front of the building and rear parking areas of the site.



Comments Prepared by: John Salvino, Development Engineering Technologist

### Appendix 2 – Zoning Comments

The Building Department is currently processing a Zoning Certificate of Occupancy application permit under file 20-2732. Based on review of the information currently available in this permit application, we advise that more information is required in order to verify the accuracy of the requested variances or determine whether additional variances will be required.

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

Comments Prepared by: Marco Palerma, Zoning Examiner

#### **Appendix 5 – Region of Peel Comments**

We have no comments or objections to the following applications:

Deferred Applications: A-220/20, A-221/20, A-364/20, A-413/20.

Comments Prepared by: Diana Guida, Junior Planner



## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A413.20  
Ward: 1

### Why you received this letter:

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

### Details of the application and meeting information:

The property owner of 28 Ann Street, zoned H-RA5-53 - 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 reduced parking requirements on the subject property proposing:

1. 0.5 parking spaces per one bedroom unit whereas By-law 0225-2007, as amended, requires a minimum of 0.75 parking spaces per one bedroom unit in this instance; and
2. 0.8 parking spaces per two bedroom unit whereas By-law 0225-2007, as amended, requires a minimum of 0.90 parking spaces per two bedroom unit in this instance.

The Committee has set **Thursday March 4, 2021 at 1:00 pm** for the public hearing on this matter. As a result of COVID-19 restrictions and under the authority of the *Municipal Act, Emergency Management and Civil Protection Act* and *Statutory Powers Procedure Act*, City Council approved Committee of Adjustment hearings to be held electronically during an Emergency. All items on the agenda are scheduled for 1:00 pm and will be heard in the order shown on the agenda.

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

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

### How to submit a written comment:

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

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

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

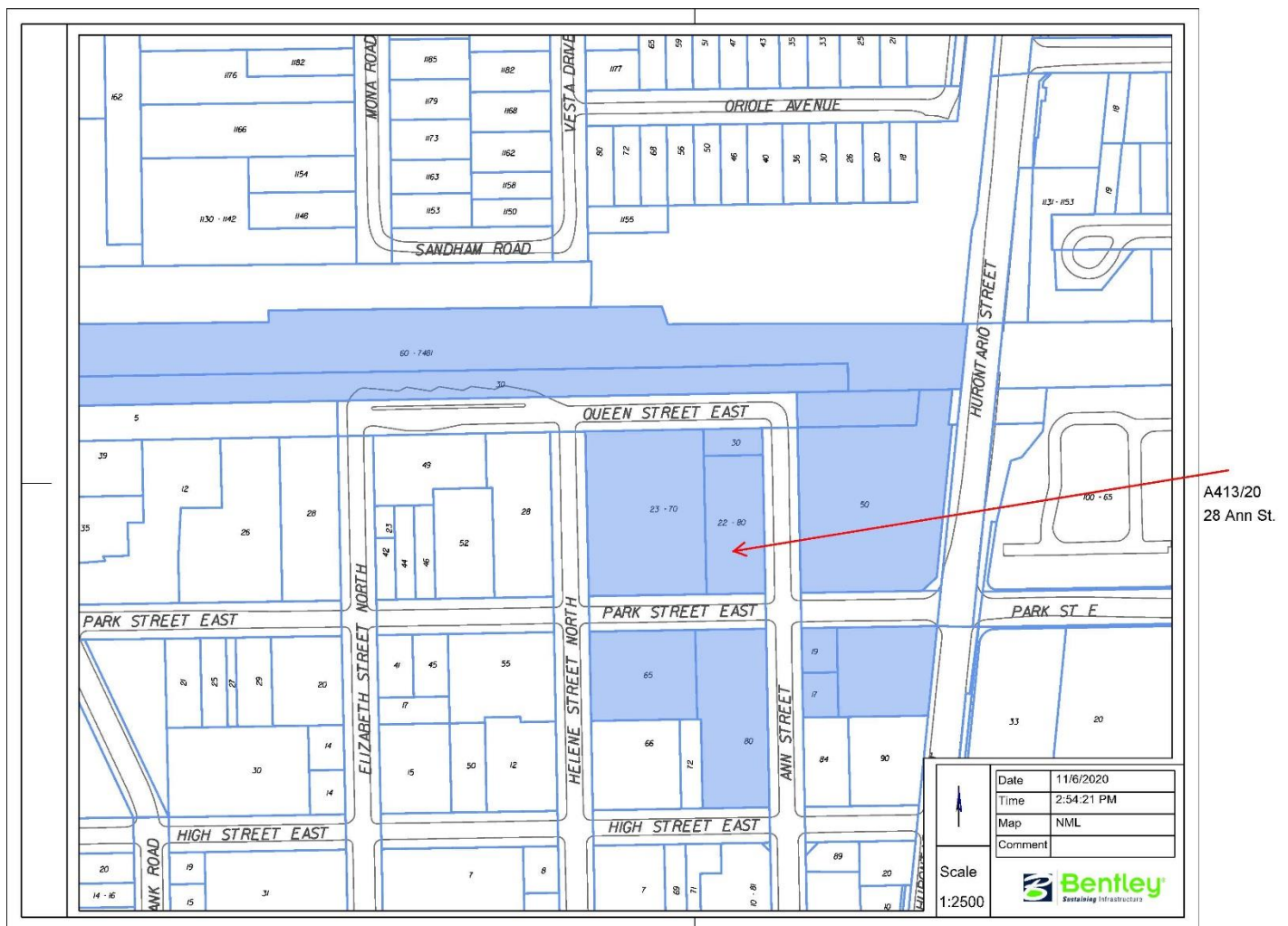


**To participate by telephone:** To register, please call 905-615-3200 x5209 no later than 4:30pm the Tuesday prior to the hearing. You must provide your name, phone number, and application you wish to speak to. Committee staff will provide you with further details prior to the start of the hearing.

**Legal notice:**

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

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



# City of Mississauga

## Memorandum:

### City Department and Agency Comments

Date Finalized: 2021-03-01	File(s): A413.20 Ward: 1
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-03-04 1:00 PM

## Consolidated Recommendation

The City recommends that the application be deferred in order to confirm the applicable parking rates for the comparable development.

## Application Details

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

1. 0.5 parking spaces per one bedroom unit whereas By-law 0225-2007, as amended, requires a minimum of 0.75 parking spaces per one bedroom unit in this instance; and
2. 0.8 parking spaces per two bedroom unit whereas By-law 0225-2007, as amended, requires a minimum of 0.90 parking spaces per two bedroom unit in this instance.

## Background

**Property Address:** 28 Ann Street

### Mississauga Official Plan

Character Area: Port Credit Community Node  
Designation: Mixed Use

### Zoning By-law 0225-2007

**Zoning:** H-RA5-53 (Residential)

### Other Applications:

Building Permit: 20-3380

Site Plan Application: 20-51

### Site and Area Context

The subject property is located within the Port Credit Community Node, northwest of Hurontario Street and Lakeshore Road East. The subject property is also located within a Major Transit Station Area (MTSA). The immediate area contains the Port Credit Go Station, commercial uses, parking structures and high rise apartment buildings. On February 24, 2020 the subject property received Zoning by-law Amendment approval for a 22 storey condominium.

The subject property is currently undergoing the site plan approval process. The applicant is requesting a further reduction of parking rates for one and two bedroom units than those that were granted through the previous rezoning process.



Comments

### Planning

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

Staff comments concerning the application are as follows:

The subject property is designated Mixed Use in Schedule 10 of the Mississauga Official Plan, which permits a residential and commercial, among other uses. The subject property is within the Central Residential precinct of the Port Credit Local Area Plan. As per Section 9.2.1 (Parking and Transportation Demand Management) of the Port Credit Local Area Plan, reduced parking requirements may be considered within the Community Node provided they are within close proximity to the Go Station and future LRT stops. Additionally, the intent of the zoning by-law is to ensure that each structure is self-sufficient in providing adequate parking accommodations for its intended use. Through the recently approved rezoning application OZ (19/008 W1), a parking justification study was submitted justifying lower rates for one and two bedroom units which was supported by staff and resulted in the current parking rates of 0.75 spaces per one bedroom unit and 0.9 spaces per two bedroom units. Since approval of the rezoning application, a further reduction of parking has been requested by the developer.

Staff had previously recommended deferral to allow the applicant to provide additional details and justification for their application, including proxy site surveys at a comparable development in support of the requested variances.

The original "Parking Justification Study" dated November 2020 prepared by LEA Consulting Ltd. was recently updated and submitted for review dated January 2021. Staff have made the following observations and comments:

- The proposed development on the subject site constitutes 359 residential units with 250 sq.m. of retail space. Parking provisions in the City's Zoning Bylaw standards requires for a total of 289 resident parking and 36 visitor parking spaces to be shared with non-residential uses on the site.
- With regards to Parking sales strategy and as noted in the Study:
  - Parking sales data for the development indicates a demand of 0.40 spaces per one-bedroom unit and 0.71 spaces per two-bedroom unit.
  - The applicant had provided two opportunities to all purchasers of the development to buy a parking spot at the cost of \$62,150 (including HST)
  - There is currently no waitlist with regards to purchasers of the units in the development to avail more parking spaces.
  - Considering the parking sales data, the Study notes that a parking rate of 0.5 spaces per one-bedroom units and 0.8 spaces per two-bedroom units will provide a total of 219 resident parking spaces, thereby providing a buffer of 18% or additional 39 spaces on the subject site to accommodate for any additional future parking demand.

To support the parking demand for the subject site as indicated through the parking sales data and requested variances, the applicant has conducted proxy site surveys in lieu of conducting parking preference surveys with the future condominium owners of the proposed development. As such, staff have considered the information presented through proxy site surveys as the applicant's primary basis of justification for the review of this application.

#### Proxy Site Surveys:

LEA Consulting conducted parking surveys at the condominium residential development at 70 and 80 Port St. E as a proxy site. The surveys were conducted for three days in January 2021 i.e. January 6, January 7 and January 11 from 1AM to 3AM at 30-minute intervals. The peak parking utilization was observed at a rate of 1.06, 1.09 and 1.04 parking spaces per residential

unit, respectively on the three days of surveys. Considering the findings of the proxy site surveys, staff have the following comments:

- Proxy site surveys indicate that peak parking utilization on all three days of survey was observed at over 1 parking space per residential unit.
- The zone 'H-RA5-53' applicable to the subject site requires parking provision at a rate of 0.75 spaces per one-bedroom unit and 0.9 spaces per two-bedroom unit, which is at a lower rate than the peak parking rate observed at the proxy site at 70 and 80 Port St. E.
- As such, the proxy site surveys conducted by LEA Consulting do not satisfactorily support the requested reduction through the above noted variances.

In addition to the surveys conducted at 70 and 80 Port St.E., the updated Study included proxy site surveys conducted at three rental apartment sites located in proximity of the subject site. In a staff memo dated December 2, 2021, proxy site surveys from rental sites cannot be considered comparable development to the subject site as the proposed development will be condominium tenure. As such, staff cannot accept information and surveys related to rental developments to support a parking reduction for the subject site.

- Based on the review of the above information and the updated study (January 2021), Planning staff had met with the applicant and their consultants to discuss the details and justification provided for the application.
- As an outcome of these meetings, the applicants agent submitted additional supporting information including parking rates approved at other developments to support the requested variance. Staff have reviewed the additional data and note that the proposed development at 39 Newcastle St. in Etobicoke, Toronto can be considered as a comparable development to the subject site based on its location, transit and development context.
- As informed by the agent, the development at 39 Newcastle St. was recently approved by the LPAT to allow for 833 residential units with 580 parking spaces providing parking at a rate of 0.5 spaces per all residential units and visitors parking at a rate of 0.1 space per residential unit. In addition, the development also proposes to provide 15 car-share spaces. Sajecki Planning also noted that the LPAT has approved the site in principle subject to satisfactory fulfillment of outlined conditions, which do not relate to the proposed parking provision for the subject site.

Staff have reviewed the details provided by the applicant for the proposed development at 39 Newcastle St. Staff note that confirmation is required to be able to determine whether the proposed parking rates are applicable or supported by City of Toronto staff that were part of the



decision by LPAT. Staff have been in communication with both the City of Toronto staff and the applicant regarding confirmation of the proposed parking rates.

Based on the evaluation of the parking justification provided by the applicant and subject to the receipt and satisfactory review of the confirmation requested above for the development at 39 Newcastle St., staff will be in a position to consider a parking reduction for the subject site at the following rates in reference to the requested variances for the subject site:

- 0.6 parking spaces per one-bedroom unit
- 0.8 parking spaces per two-bedroom unit

Based on the above consideration, the applicant will be required to provide a total of 241 parking spaces for all residential units on the subject site.

In addition, staff are supportive of the TDM measures as outlined in Section 4 of the updated Study as well as recommend the provision of two car-share spaces for the subject site based on the discussion with the applicant on February 23, 2021. The applicant will be required to identify the two car-share spaces on the site plan and be provided at a location that is visible and accessible from the street. Further, the applicant is required to commit to secure an agreement to provide car-share services and the agreement must be satisfactory to the Transportation and Works Department.

Considering the above details and comments, staff recommend that the application be deferred to allow the applicant time to provide the following:

- a) Confirmation of the applicable parking rates for the comparable development at 39 Newcastle St.
- b) Commitment from the applicant to provide the recommended TDM measures including two car-share spaces for the subject site.

## Conclusion

The Planning and Building Department recommends that the application be deferred in order to confirm the applicable parking rates for the comparable development.

Comments Prepared by: Lucas Petricca, 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-20/005 and Lifting of the 'H' application 'H'-OZ-20/001 for this development.

Comments Prepared by: John Salvino, Development Engineering Technologist

### Appendix 2 – Zoning Comments

The Building Department is currently processing a development applications under files BP3NEW 20-3380 & SP 20-51. Based on review of the information currently available for this application, we advise that more information is required to verify the accuracy of the requested variance(s) or determine whether additional variance(s) will be required. A resubmission of the active Site Plan Approval application is required for review by Zoning staff to provide updated comments.

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

Comments Prepared by: Brian Bonner, Zoning Examiner

### Appendix 5 – Region of Peel Comments

We have no comments or objections to the following applications:

Deferred Applications: A-220/20, A-221/20, A-364/20, A-413/20.

Comments Prepared by: Diana Guida, Junior Planner