COMMITTEE OF ADJUSTMENT
NOTICE OF PUBLIC HEARING

File: A494.21
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 28 Ann Street, zoned 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 the construction of a condominium building proposing:

1. A balcony projection of 2.0m (approx. 6.56ft) beyond the buildable area on the north side of the building, as shown on Schedule RA5-53 whereas By-law 0225-2007, as amended, does not permit balconies to project beyond the buildable area on a Schedule where a dimension is provided;
2. To change the dimensions indicated on the attached Schedule RA5-23 to 1.4m (approx. 4.59ft) whereas Schedule RA5-23 shows a dimension of 1.7m (approx. 5.58ft); and
3. To convert one surface parking space to a utility pad as identified on the attached Schedule RA5-53 whereas By-law 0225-2007, as amended, does not permit a parking space to be used for any other purpose.

The Committee has set **Thursday November 25, 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 or calling 905-615-3200 x5209. You can review city staff and agency comments one week before the hearing at the following link: http://www.mississauga.ca/portal/cityhall/calendar. Hearings will be streamed online for the public to view at the following link: http://www.mississauga.ca/portal/cityhall/council-and-committee-videos.

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

How to submit a written comment:

Written comments to the Committee must be received no later than 4:30pm the Friday prior to the hearing. Submissions are accepted by email at committee.adjustment@mississauga.ca or by mailing the Committee of Adjustment, 300 City Centre Drive 2nd 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 no later than 4:30pm the Friday prior to the hearing. Any materials

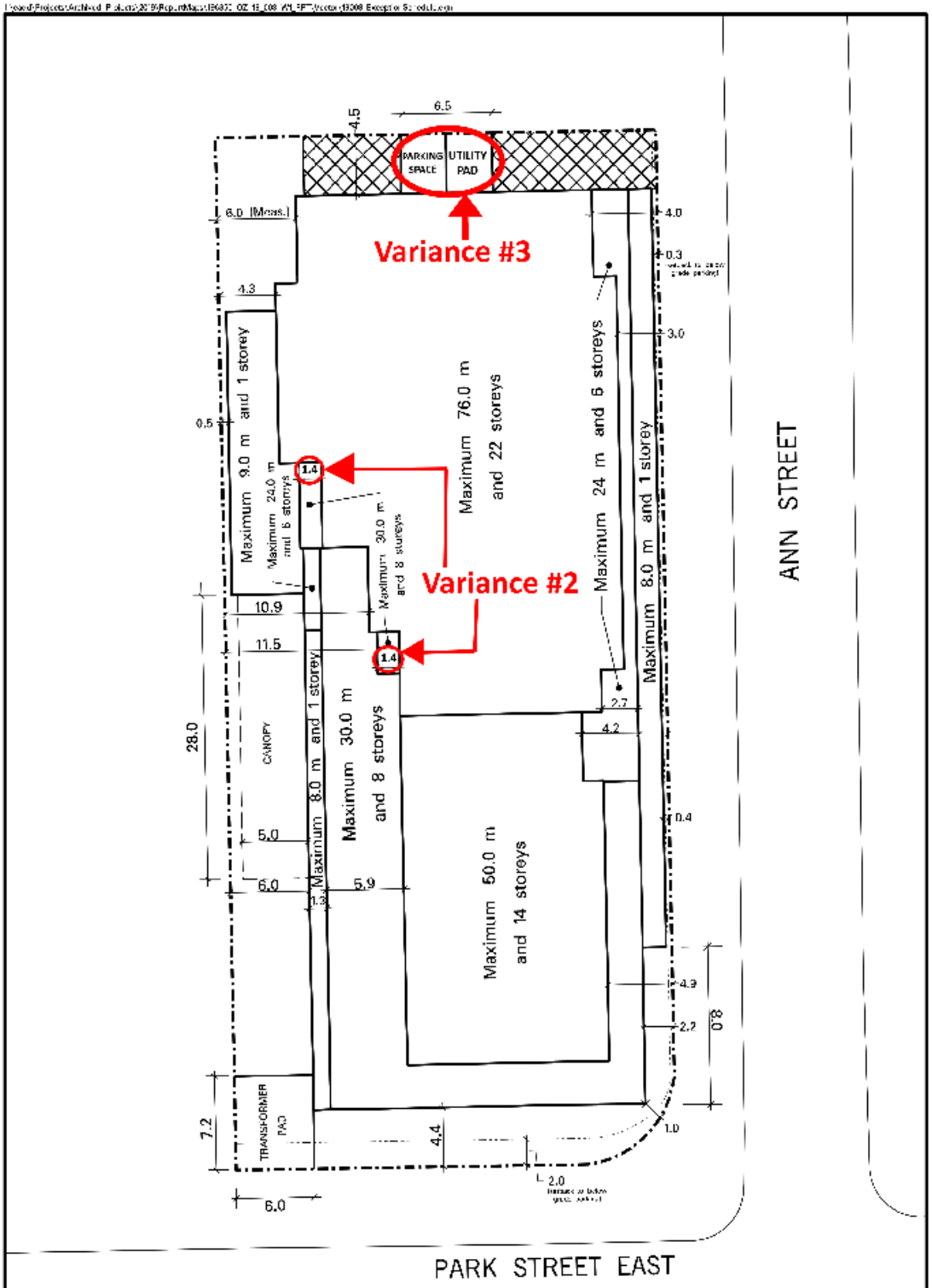
you wish to show the Committee during your presentation must be provided as an attachment to the email. Links to cloud services will not be accepted.

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

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

Your comments are collected under the legal authority of the Planning Act R.S.O. 1990, Chapter c.P.13, as amended. Your comments regarding this application become the property of the City of Mississauga and will become part of the decision making process of the application. Pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M56, as amended, public feedback to planning proposals is considered a public record and will be disclosed to any individual (including being posted on the internet) upon request in accordance with Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M56, as amended. Questions about this collection should be directed to the Secretary-Treasurer, Committee of Adjustment, Office of the City Clerk, 300 City Centre Drive, Mississauga ON L5B 3C1 or (905) 615-3200 x2408.




PARKING SPACE
UTILITY PAD
Variance #3
Variance #2
6.5
4.5
6.0 (Meas.)
4.3
0.5
Maximum 9.0 m and 1 storey
Maximum 24.0 m and 6 storeys
Maximum 76.0 m and 22 storeys
Maximum 24 m and 6 storeys
Maximum 8.0 m and 1 storey
Maximum 30.0 m and 8 storeys
1.4
10.9
11.5
28.0
CANOPY
Maximum 8.0 m and 1 storey
Maximum 30.0 m and 8 storeys
Maximum 50.0 m and 14 storeys
4.0
0.3
3.0
2.7
4.2
0.4
5.0
6.0
1.3
5.9
4.9
2.2
8.0
1.0
7.2
TRANSFORMER PAD
4.4
2.0
6.0
ANN STREET
PARK STREET EAST
BUILDABLE AREA
UNDERGROUND PARKING LIMITS
LANDSCAPED BUFFER
Note:
All measurements are in metres and are minimum setbacks, unless otherwise noted.
This is not a Plan of Survey.
THIS IS SCHEDULE "RA5-53"
AS ATTACHED TO BY-LAW _____
PASSED BY COUNCIL ON _____