



## COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A189.22  
Ward: 1

### Why you received this letter:

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

### Details of the application and meeting information:

The property owner of 1205 Cawthra Rd, 738 Atwater Ave, 1225 Yeadon Place, zoned RA3-14 - 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 three mid-rise condominiums proposing:

1. A setback of 2.40m (approx. 7.87ft) between the surface parking spaces (including lay-by) and Building A; whereas By-law 0225-2007, as amended, requires a minimum setback of 6.00m (approx. 19.69ft) in this instance;
2. A setback of 2.41m (approx. 7.91ft) between the surface parking spaces (including lay-by) and Building B; whereas By-law 0225-2007, as amended, requires a minimum setback of 6.00m (approx. 19.69ft) in this instance;
3. A setback of 5.40m (approx. 17.72ft) between the surface parking spaces (including lay-by) and Building C Main Entrance; whereas By-law 0225-2007, as amended, requires a minimum setback of 6.00m (approx. 19.69ft) in this instance;
4. A setback of 3.59m (approx. 11.78ft) between the surface parking spaces (including lay-by) and Building C North Visitor Parking; whereas By-law 0225-2007, as amended, requires a minimum setback of 6.00m (approx. 19.69ft) in this instance;
5. A maximum bay window projection of 0.6m (approx. 2.0ft) beyond the buildable area whereas By-law 0225-2007, as amended, permits a bay window projection of 0.0m beyond the buildable area in accordance with Schedule RA3-14 in this instance;
6. A maximum ground floor patio projection of 2.0m (approx. 6.6ft) beyond the buildable area whereas By-law 0225-2007, as amended, permits a ground floor patio projection of 0.0m beyond the buildable area in accordance with Schedule RA3-14 in this instance;
7. To permit balconies to project 1.6m (approx. 5.2ft) from the outermost face of the building, whereas By-law 0225-2007, as amended, permits balconies to project a maximum of 1.0m (approx. 3.3ft) from the outermost face of the building in this instance;
8. A minimum setback of 4.2m (approx. 13.8ft) from a waste enclosure/loading area whereas By-law 0225-2007, as amended requires a minimum setback of 10.0m (approx. 32.8ft) in this instance;
9. A minimum depth of landscape buffer of 0.0m along an interior side lot line whereas By-law 0225-2007, as amended, requires a minimum depth of landscape buffer of 4.5m (approx. 14.8ft) in this instance;
10. To permit a bay window and ground floor patio to encroach into the landscape buffer whereas By-law 0225-2007, as amended, does not permit a bay window and patio to encroach into a landscape buffer in this instance;
11. Non-compliance with Schedule RA3-14 with regards to maximum number of storeys, proposing a maximum of 8-storeys for Building A, 8-storeys for Building B, and 9-storeys for Building C; whereas By-law 0225-2007, as amended, requires a maximum of 4- and 6-storeys for Building A, 6-storeys for Building B, and 6-storeys for Building C, in compliance with Schedule RA3-14, in this instance;
12. To permit 432 dwellings whereas By-law 0225-2007, as amended, permits a maximum of 410 dwellings



in this instance;

13. A below grade parking structure setback of 0.0m whereas By-law 0225-2007, as amended, requires a minimum below grade parking structure setback of 3.0m (approx. 9.8ft) in accordance with Schedule RA3-14 in this instance;

14. An accessory structure (glass house) area of 38.5sq.m (approx. 414.4sq.ft) and height of 4.0m (approx. 13.1ft) whereas By-law 0225-2007, as amended, permits a maximum accessory structure area of 20.0sq.m (approx. 215.3sq.ft) and height of 3.0m (approx. 9.8ft) in this instance;

15. An accessory structure (shade structure) area of 91.0sq.m (approx. 979.5sq.ft) whereas By-law 0225-2007, as amended, permits a maximum accessory area of 20.0sq.m (approx. 215.3sq.ft) in this instance;

16. An accessory structure (shade structure) area of 72.0sq.m (approx. 775.0sq.ft) and height of 4.0m (approx. 13.1ft) whereas By-law 0225-2007, as amended, permits a maximum accessory structure area of 20.0sq.m (approx. 215.3sq.ft) and height of 3.0m (approx. 9.8ft) in this instance;

17. An area combined for all accessory structures of 201.5sq.m (approx. 2,168.9sq.ft) whereas By-law 0225-2007, as amended, permits a maximum area combined for all accessory structures of 60.0sq.m (approx. 645.8sq.ft) in this instance;

18. Two play structures with an area of 8.0sq.m (approx. 86.1sq.ft) and 21.0sq.m (approx. 226.0sq.ft) and a height of 5.5m (approx. 18.0ft) each; whereas By-law 0225-2007, as amended, permits a maximum play structure of 5.5sq.m (approx. 59.2sq.ft) and a maximum play structure height of 3.0m (approx. 9.8ft) in this instance; and

19. A minimum setback of 2.0m (approx. 6.6ft) to the Atwater and Parkwest Place sight triangle whereas By-law 0225-2007, as amended, requires a minimum setback of 3.0m (approx. 9.8ft) in accordance with Schedule RA3-14 in this instance.

The Committee has set **Thursday, April 28, 2022 at 1:00 PM** for the public hearing on this matter. As a result of COVID-19 restrictions and under the authority of the *Municipal Act, Emergency Management and Civil Protection Act* and *Statutory Powers Procedure Act*, City Council approved Committee of Adjustment hearings to be held electronically during an Emergency. All items on the agenda are scheduled for 1:00 pm and will be heard in the order shown on the agenda.

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

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

#### **How to submit a written comment:**

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

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

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

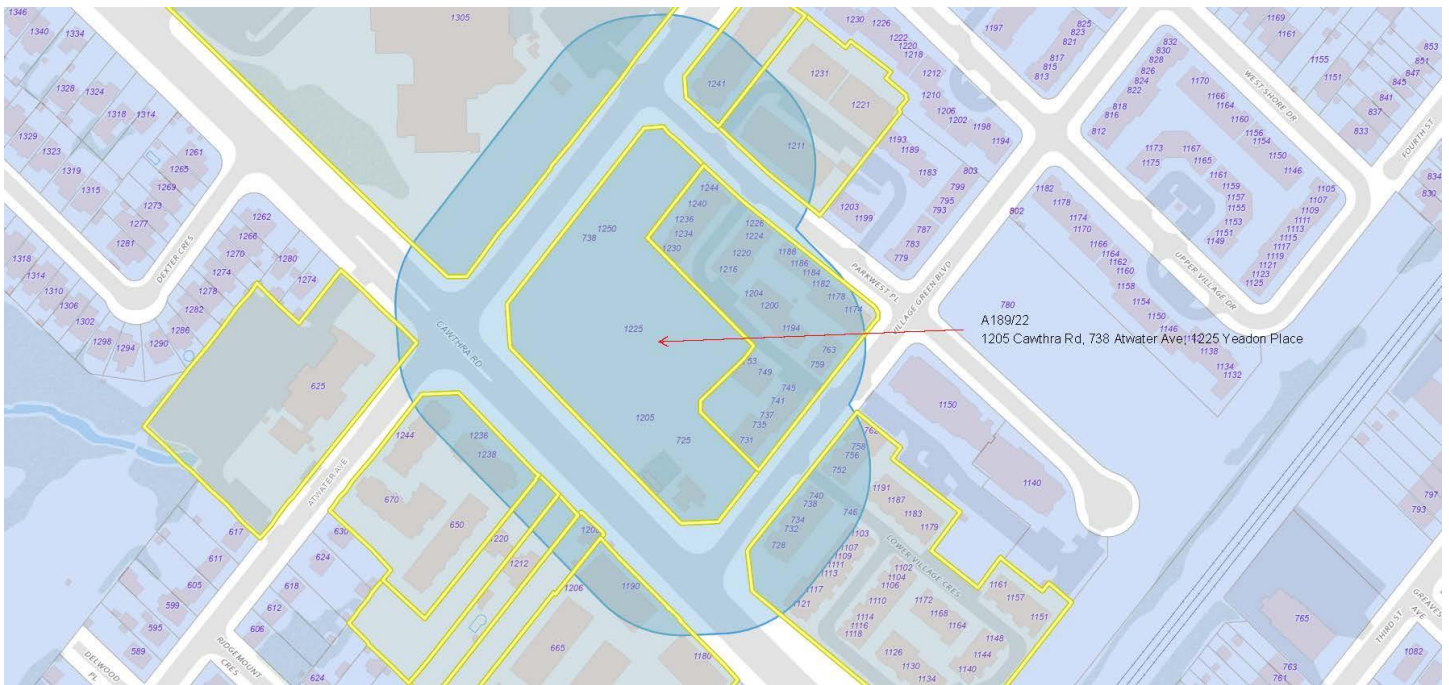
**To participate by telephone:** To register, please call 905-615-3200 x 2408 no later than 4:30pm the Friday prior to the hearing. You must provide your name, phone number, and application you wish to speak to. Committee staff will provide you with further details prior to the start of the hearing.



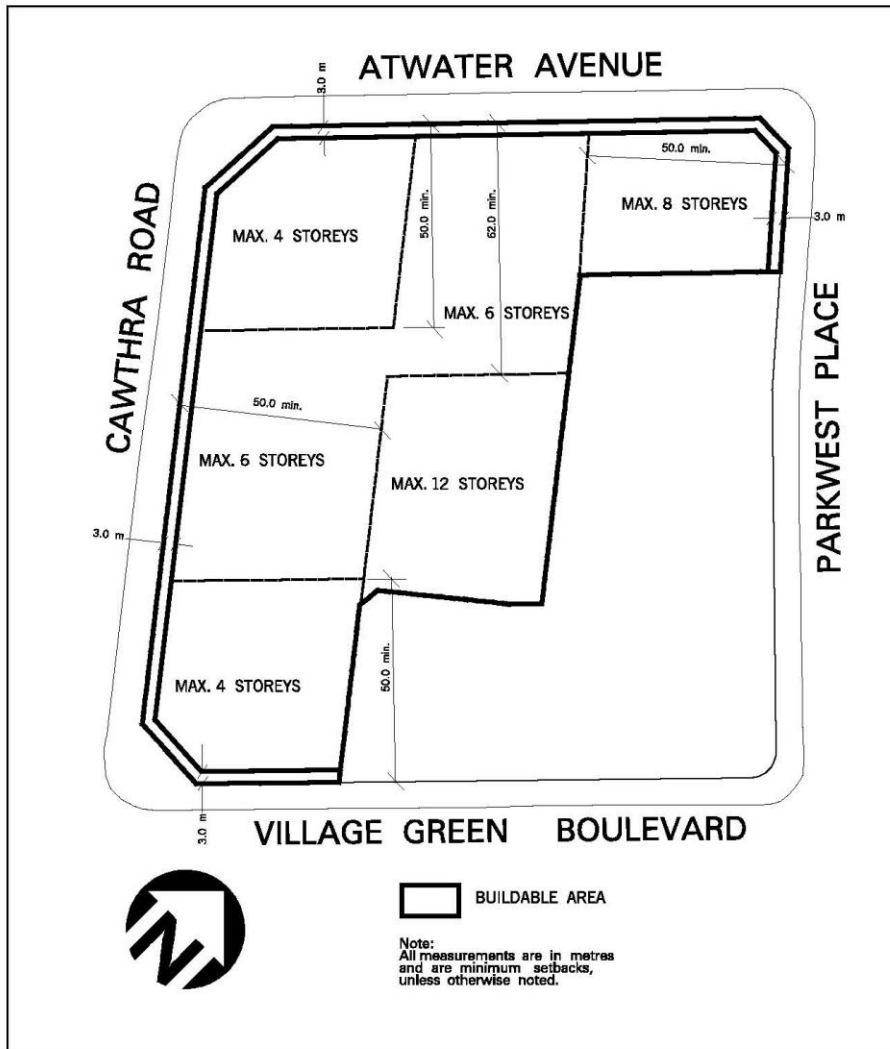
### Legal notice:

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

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







Schedule RA3-14  
Map 06