

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 1242 Alexandra Ave, zoned RM1-26 - 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 12.03m (39.47ft) and an area of approximately 366.49sq.m (3,944.87sq.ft).

A269/22:

The applicant requests the Committee to approve a minor variance to allow the construction of a new dwelling on the subject property, being the retained lands of application B36/22, proposing:

1. A lot area of 310.25sq.m (approx. 3,339.50sq.ft) whereas By-law 0225-2007, as amended, requires a minimum lot area of 365.00sq.m (approx. 3,928.83sq.ft) in this instance;
2. A height to eaves of 6.83m (approx. 22.41ft) whereas By-law 0225-2007, as amended, permits a maximum height to eaves of 6.40m (approx. 21.00ft) in this instance;
3. A lot frontage of 10.2m (approx. 33.5ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 12.0m (approx. 39.4ft) in this instance;
4. A lot coverage of 53.9% (approx. 167.32sq.m or 1,801.02sq.ft) whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 40.0% (approx. 124.10sq.m or 1,335.80sq.ft) in this instance;
5. A front yard setback of 5.69m (approx. 18.67ft) to the dwelling whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 6.00m (approx. 19.69ft) to a dwelling in this instance;
6. A front yard setback of 3.59m (approx. 11.78ft) to the porch whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 4.40m (approx. 14.44ft) to a porch in this instance;
7. A rear yard setback of 7.2m (approx. 23.62ft) to the dwelling whereas By-law 0225-2007, as amended, requires a minimum rear yard setback of 7.5m (approx. 24.61ft) to a dwelling in this instance;
8. A rear yard setback of 6.50m (approx. 21.33ft) to the roof overhang whereas By-law 0225-2007, as amended, requires a minimum rear yard setback of 7.05m (approx. 23.13ft) in this instance;
9. A side yard setback of 0.60m (approx. 1.97ft) to the dwelling whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 1.20m (approx. 3.94ft) to a dwelling in this instance;
10. A side yard setback of 0.15m (approx. 0.49ft) to the roof overhang whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 0.75m (approx. 2.46ft) to a roof overhang in this instance;
11. A setback of 0.60m (approx. 1.97ft) to the below grade entrance whereas By-law 0225-2007, as amended, requires a minimum setback of 1.20m (approx. 3.94ft) to a below grade entrance in this instance;
12. A side yard setback of 0.60m (approx. 1.97ft) to the front porch whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 1.20m (approx. 3.94ft) to a porch in this instance; and,
13. A side yard setback of 0.26m (approx. 0.85ft) to the air conditioning whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 0.61ft (approx. 21.00ft) to an air conditioning in this instance.

A270/22:

The applicant requests the Committee to approve a minor variance to allow the construction of a new dwelling on the subject property, being the severed lands of application B36/22, proposing:

1. A lot area of 366.49sq.m (approx. 3,944.87sq.ft) whereas By-law 0225-2007, as amended, requires a minimum lot area of 500sq.m (approx. 5,381.96ft) in this instance;
2. A height to eaves of 6.83m (approx. 22.41ft) whereas By-law 0225-2007, as amended, permits a maximum height to eaves of 6.40m (approx. 21.00ft) in this instance;
3. A lot frontage of 12.03m (approx. 39.47ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 16.50m (approx. 54.14ft) in this instance;
4. A lot coverage of 48.8% (approx. 178.8sq.m or 1,924.6sq.ft) whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 40.0% (approx. 146.6sq.m or 1,576.0sq.ft) in this instance;
5. An interior side yard setback of 0.68m (approx. 2.23ft) to the dwelling whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 1.20m (approx. 3.94ft) to a dwelling in this instance;
6. A front yard setback of 3.73m (approx. 12.24ft) to the porch whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 4.40m (approx. 14.44ft) to a porch in this instance;
7. A rear yard setback of 6.93m (approx. 22.74ft) to the dwelling whereas By-law 0225-2007, as amended, requires a minimum rear yard setback of 7.50m (approx. 24.61ft) to a dwelling in this instance;
8. A rear yard setback of 6.55m (approx. 21.49ft) to the roof overhang whereas By-law 0225-2007, as amended, requires a minimum rear yard setback of 7.05m (approx. 23.13ft) to a roof overhang in this instance;
9. An interior side setback of 0.23m (approx. 0.75ft) to the roof overhang whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 0.75m (approx. 2.46ft) to a roof overhang in this instance;
10. An exterior side yard setback of 2.55m (approx. 8.37ft) to the roof overhang whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback of 4.05m (approx. 13.29ft) to a roof overhang in this instance;
11. An exterior side yard setback of 2.39m (approx. 7.84ft) to the building projection-bay window whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback of 3.89m (approx. 12.76ft) to a building projection-bay window in this instance;
12. An exterior side yard setback of 1.94m (approx. 6.36ft) to the building projection-roof overhang whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback of 3.44m (approx. 11.29ft) to a building projection-roof overhang in this instance;
13. An exterior side yard setback of 3.00m (approx. 9.84ft) to the below grade entrance whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback of 4.50m (approx. 14.76ft) to a below grade entrance in this instance;
14. An exterior side yard setback of 1.68m (approx. 5.51ft) to the window well whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback of 3.89m (approx. 12.76ft) to a window well in this instance; and,
15. An exterior side yard setback of 1.73m (approx. 5.68ft) to the porch whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback of 2.90m (approx. 9.51ft) to a porch in this instance.

The Committee has set **Thursday, June 16, 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 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.

