

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 1623 Eglinton Ave W, zoned R1 - 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 11.86m (approx. 39.91ft) and an area of 589.00sq m (approx. 6339.94sq. ft).

A482.22

The applicant requests the Committee to approve a minor variance on the subject property, being the retained lands of application B61/22, proposing:

1. A lot frontage of 15.24m (approx. 50.00ft) whereas By-law 0225-2007, as amended, requires a lot frontage of 22.50m (approx. 73.82ft) in this instance;
2. A side yard setback of 1.50m (approx. 4.92ft) whereas By-law 0225-2007, as amended, requires a side yard setback of 4.20m (approx. 13.78ft) in this instance;
3. A height of 11.06m (approx. 36.29ft) whereas By-law 0225-2007, as amended, permits a height of 10.70m (approx. 35.10ft) in this instance; and,
4. A lot coverage of 31.66% whereas By-law 0225-2007, as amended, requires a lot coverage of 25% in this instance.

A483.22

The applicant requests the Committee to approve a minor variance on the subject property, being the severed lands of application B61/22, proposing:

1. A lot frontage of 11.86m (approx. 38.91ft) whereas By-law 0225-2007, as amended, requires a lot frontage of 22.50m (approx. 73.82ft) in this instance;
2. A lot area of 589.00sq m (approx. 6339.94sq. ft) whereas By-law 0225-2007, as amended, requires a lot area of 750.00sq m (approx. 8072.93sq ft) in this instance; and,
3. A side yard setback of 1.40m (approx. 4.59ft) whereas By-law 0225-2007, as amended, requires a side yard setback of 4.20m (approx. 13.78ft) in this instance.

The Committee has set **Thursday, November 3, 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. The hearing will begin promptly at the noted start time and all items on the agenda will be heard in the order shown.

You can get more information on this matter by emailing committee.adjustment@mississauga.ca or calling 905-615-3200 x2408. 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>.

