

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 180 Rutledge Road, zoned RA2-26 - 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 purposes of a lot addition. The parcel has a frontage of approximately 4.9m (16.1ft) and a depth of approximately 15.38m (50.46ft). The new parcel will be added to the property immediately to the north known as 150 Rutledge Road.

The applicant requests the Committee to approve a minor variance to allow the construction of a residential apartment, being the retained lands of application B15/22, proposing:

1. To permit construction of an apartment in compliance with the RA2 Zone (Residential) regulations; whereas By-law 0225-2007, as amended, requires all construction to be in compliance with the RA2-26 Exception Zone (Residential) regulations in this instance;
2. A minimum front yard setback to Tannery Road of 4.4m (approx. 14.4ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 8.5m (approx. 27.9ft) in a RA2 Zone (Residential) in this instance;
3. A minimum front yard setback to a parking structure of 4.4m (approx. 14.4ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 3.0m (approx. 9.8ft) to a parking structure completely below finished grade and 7.5m (approx. 24.6ft) to a parking structure above or partially above finished grade in a RA2 Zone (Residential) in this instance;
4. A minimum exterior side yard setback of 3.3m (approx. 10.8ft) to the above grade building, 1.5m (approx. 4.9ft) to the main entry feature and 0.0m to the accessible access ramp; whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback of 8.5m (approx. 27.9ft) in a RA2 Zone (Residential) in this instance;
5. A minimum exterior side yard setback of 3.3m (approx. 10.8ft) to a parking structure; whereas By-law 0225-2007, as amended, requires a minimum setback of 3.0m (approx. 9.8ft) to a parking structure completely below finished grade and 7.5m (approx. 24.6ft) to a parking structure above or partially above finished grade in a RA2 Zone (Residential) in this instance;
6. A minimum interior side yard setback of 4.0m (approx. 13.1ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 6.0m (approx. 19.7ft) in a RA2 Zone (Residential) in this instance;
7. A minimum interior side yard setback of 4.0m (approx. 13.1ft) to a parking structure whereas By-law 0225-2007, as amended, requires a minimum setback of 3.0m (approx. 9.8ft) to a parking structure completely below finished grade and 7.5m (approx. 24.6ft) to a parking structure above or partially above finished grade in a RA2 Zone (Residential) in this instance;
8. A minimum 4.0m (approx. 13.1ft) setback from the roof overhang to a sight triangle whereas By-law 0225-2007, as amended, requires a minimum front and exterior side yard setback of 8.5m (approx. 27.9ft) in a RA2 Zone (Residential) in this instance;
9. A maximum Floor Space Index of 1.16 whereas By-law 0225-2007, as amended, permits a maximum Floor Space Index of 1.0 in a RA2 Zone (Residential) in this instance;
10. A setback of 4.0m (approx. 13.1ft) to lands zoned G1 (Greenlands) whereas By-law 225-2007, as amended, requires a minimum setback of 6.0m (approx. 19.7ft) to lands zoned G1 (Greenlands) in this instance;

11. A setback of 3.1m (approx. 10.2ft) from surface parking spaces and aisles to a street whereas By-law 0225-2007, as amended, requires a minimum 4.5m (approx. 14.8ft) setback from surface parking spaces and aisles to a street in a RA2 Zone (Residential) in this instance;
12. To provide a minimum of 0.9 resident spaces per dwelling unit and a minimum of 0.15 visitor spaces per dwelling unit, whereas Bylaw 225-2007, as amended, requires a minimum of 1.25 resident parking spaces per one bedroom dwelling unit and 1.40 resident parking spaces per two bedroom dwelling unit and a minimum of 0.20 visitor spaces per dwelling unit in this instance; and,
13. To provide the following landscape buffers: 4.4m (approx. 14.4ft) to the lot line abutting Tannery Street; 3.3m (approx. 10.8ft) from the building; 1.5m (approx. 4.9ft) from the main entry feature and 0.0m from the accessible access ramp to the lot line abutting Rutledge Road; and 4.0m (approx. 13.1ft) to the west lot line abutting the G1 Zone (Greenlands); whereas By-law 0225-2007, as amended, requires a minimum landscape buffer of 4.5m (approx. 14.8ft) to all lot lines in a RA2 Zone (Residential) in this instance.

The Committee has set **Thursday, March 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. 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.

