

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 13.14m (43.11ft) and an area of approximately 338.21sq.m (3,640.46sq.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 48.5% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 40.0% of the lot area 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 338.21sq.m (approx. 3640.46sq.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 13.14m (approx. 43.11ft) 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 44.7% whereas By-law 0225-2007, as amended, permits a lot coverage of 40% of the lot area in this instance;
5. A front yard setback of 3.56m (approx. 11.67ft) to the dwelling whereas By-law 0225-2007, as amended, requires a front yard setback of 6.00m (approx. 19.68ft) to the dwelling in this instance;
6. A front yard setback of 1.68m (approx. 5.51ft) to the porch whereas By-law 0225-2007, as amended, requires a front yard setback of 4.40m (approx. 14.43ft) to the porch in this instance;
7. An exterior side yard setback of 0.84m (approx. 2.75ft) 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;

8. 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;
9. An exterior side yard setback of 1.48m (approx. 4.85ft) to the dwelling whereas By-law 0225-2007, as amended, requires an exterior side yard setback of 4.5m (approx. 14.76ft) to the dwelling in this instance;
10. 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;
11. 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;
12. 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,
13. An exterior side yard setback of 0.74m (approx. 2.42ft) to the porch whereas By-law 0225-2007, as amended, requires an exterior side yard setback of 2.90m (approx. 9.51ft) to the porch in this instance.

The Committee has set **Thursday, December 1, 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>.

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.

