



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

Files: A578.22-A614.22

Ward: 11

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 properties, or are the agent/interested party/owner of the properties for these applications.

Summary of the applications and meeting information:

The property owner of 37 lots within a subdivision (see **Schedule A – Plan of Subdivision**), zoned R11-Residential, located along the east side of Longview Place, has applied for minor variances under Section 45 of the Planning Act. The purpose of the applications is to accommodate seven different house models of varying gross floor areas on individual lots.

The applicant requests the Committee to approve minor variances to allow the construction of new dwellings proposing different lot coverages and roof heights, with two particular lots requesting a reduction to the interior and rear yard setbacks. Details of the specific variances requested on each lot are attached (see **Schedule B-Minor Variance Applications and Details**).

The Committee has set **Thursday, December 15, 2022 at 1:00 PM** for the public hearing on these matters. 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 decisions 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 an appeal to the Ontario Land 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(s) or address(es) 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(s) you wish to speak to. Committee staff will provide you with further details prior to the start of the hearing.

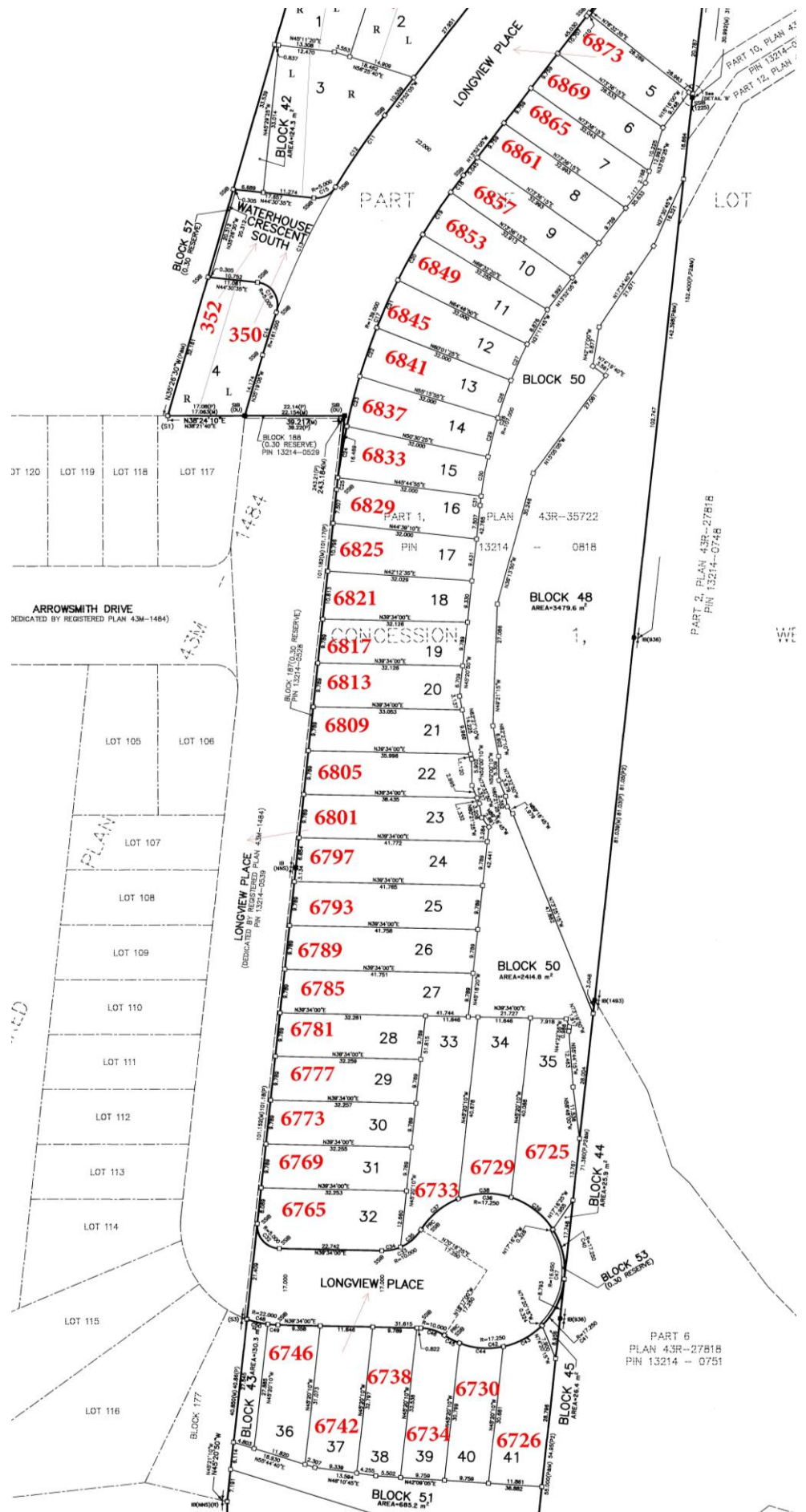
Legal notice:

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 the 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 A- Plan of Subdivision



Schedule B- Minor Variance Applications and Details

A578/22 - 6873 Longview Place

1. A lot coverage of 44.0% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 40% in this instance; and,
2. A sloped roof height of 11.30m (approx. 37.07ft) whereas By-law 0225-2007, as amended, permits a maximum sloped roof height of 10.70m (approx. 35.10ft) in this instance.

A579/22 - 6869 Longview Place

1. A lot coverage of 43.5% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 40% in this instance; and,
2. A sloped roof height of 11.50m (approx. 37.73ft) whereas By-law 0225-2007, as amended, permits a maximum sloped roof height of 10.70m (approx. 35.10ft) in this instance.

A580/22 - 6865 Longview Place; A582/22 - 6857 Longview Place; A584/22 - 6849 Longview Place; and

A585/22 - 6845 Longview Place

1. A lot coverage of 42.5% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 40% in this instance; and,
2. A sloped roof height of 11.30m (approx. 37.07ft) whereas By-law 0225-2007, as amended, permits a maximum sloped roof height of 10.70m (approx. 35.10ft) in this instance.

A581/22 - 6861 Longview Place; A583/22 - 6853 Longview Place; and A586/22 - 6841 Longview Place

1. A lot coverage of 42.5% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 40% in this instance; and,
2. A sloped roof height of 11.40m (approx. 37.40ft) whereas By-law 0225-2007, as amended, permits a maximum sloped roof height of 10.70m (approx. 35.10ft) in this instance.

A587/22 - 6837 Longview Place

1. A lot coverage of 42.5% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 40% in this instance; and,
2. A sloped roof height of 11.20m (approx. 37.75ft) whereas By-law 0225-2007, as amended, permits a maximum sloped roof height of 10.70m (approx. 35.10ft) in this instance.

A588/22 - 6833 Longview Place; A590/22 - 6825 Longview Place; and A591/22 - 6821 Longview Place

1. A lot coverage of 42.5% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 40% in this instance; and,
2. A sloped roof height of 11.10m (approx. 36.42ft) whereas By-law 0225-2007, as amended, permits a maximum sloped roof height of 10.70m (approx. 35.10ft) in this instance.

A589/22 - 6829 Longview Place; A592/22 - 6817 Longview Place; and A593/22 - 6813 Longview Place

1. A lot coverage of 43.5% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 40% in this instance; and,
2. A sloped roof height of 11.10m (approx. 36.42ft) whereas By-law 0225-2007, as amended, permits a maximum sloped roof height of 10.70m (approx. 35.10ft) in this instance.

A594/22 - 6809 Longview Place; A595/22 - 6805 Longview Place; A598/22 - 6793 Longview Place; A599/22 - 6789 Longview Place; and A600/22 - 6785 Longview Place

1. A sloped roof height of 11.30m (approx. 37.07ft) whereas By-law 0225-2007, as amended, permits a maximum sloped roof height of 10.70m (approx. 35.10ft) in this instance.

A596/22 - 6801 Longview Place and A597/22 - 6797 Longview Place

1. A sloped roof height of 11.40m (approx. 37.40ft) whereas By-law 0225-2007, as amended, permits a maximum sloped roof height of 10.70m (approx. 35.10ft) in this instance.

A601/22 - 6781 Longview Place; A602/22 - 6777 Longview Place; A603/22 - 6773 Longview Place; and A604/22 - 6769 Longview Place

1. A lot coverage of 43.5% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 40% in this instance; and,
2. A sloped roof height of 11.30m (approx. 37.07ft) whereas By-law 0225-2007, as amended, permits a maximum sloped roof height of 10.70m (approx. 35.10ft) in this instance.

A605/22 - 6765 Longview Place

1. A sloped roof height of 11.20m (approx. 37.75ft) whereas By-law 0225-2007, as amended, permits a maximum sloped roof height of 10.70m (approx. 35.10ft) in this instance.

A606/22 - 6733 Longview Place and A614/22 - 6726 Longview Place

1. A sloped roof height of 11.70m (approx. 38.39ft) whereas By-law 0225-2007, as amended, permits a maximum sloped roof height of 10.70m (approx. 35.10ft) in this instance.

A607/22 - 6729 Longview Place

1. A sloped roof height of 11.50m (approx. 37.73ft) whereas By-law 0225-2007, as amended, permits a maximum sloped roof height of 10.70m (approx. 35.10ft) in this instance.

A608/22 - 6725 Longview Place

1. A sloped roof height of 11.60m (approx. 38.06ft) whereas By-law 0225-2007, as amended, permits a maximum sloped roof height of 10.70m (approx. 35.10ft) in this instance; and,
2. An interior side yard setback to a G2 Zone of 1.20m (approx. 3.94ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback to a G2 Zone of 5.00m (approx. 16.40ft) in this instance.

A609/22 – 6746 Longview Place

1. A lot coverage of 45% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 40% in this instance;
2. A sloped roof height of 11.60m (approx. 38.06ft) whereas By-law 0225-2007, as amended, permits a maximum sloped roof height of 10.70m (approx. 35.10ft) in this instance; and,
3. A rear yard setback of 7.00m (approx. 22.97ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback of 7.50m (approx. 24.61ft) in this instance.

A610/22 – 6742 Longview Place and A611/22 - 6738 Longview Place

1. A lot coverage of 42.5% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 40% in this instance; and,
2. A sloped roof height of 11.70m (approx. 38.39ft) whereas By-law 0225-2007, as amended, permits a maximum sloped roof height of 10.70m (approx. 35.10ft) in this instance.

A612/22 - 6734 Longview Place

1. A lot coverage of 43% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 40% in this instance; and,
2. A sloped roof height of 11.70m (approx. 38.39ft) whereas By-law 0225-2007, as amended, permits a maximum sloped roof height of 10.70m (approx. 35.10ft) in this instance.

A613/22 – 6730 Longview Place

1. A lot coverage of 45.5% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 40% in this instance; and,
2. A sloped roof height of 11.70m (approx. 38.39ft) whereas By-law 0225-2007, as amended, permits a maximum sloped roof height of 10.70m (approx. 35.10ft) in this instance.