



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: B44.22 A390.22 A391.22
Ward: 1

In Person and Virtual Public Hearing

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 29 Harrison Ave, zoned RM7-5 - Residential, has applied for Consent under Section 53 of the Planning Act. B44.22

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 9.7m (approx. 31.8ft) and an area of 379.8sq m (approx. 4088.1sq ft).

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The applicant requests the Committee to approve a minor variance on the subject property, being the retained lands of application B44/22, proposing:

1. A lot area of 358.7sq m (approx. 3861.0sq ft) whereas By-law 0225-2007, as amended, requires a minimum lot area of 460.0sq m (approx. 4951.4sq ft) in this instance;
2. A lot frontage of 9.7m (approx. 31.8ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 12.0m (approx. 39.4ft) in this instance;
3. A side yard setback to a single storey portion of an attached garage of 0.65m (approx. 2.13ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 1.20m (approx. 3.94ft) in this instance;
4. A height to the highest ridge of a sloped roof of 10.99m (approx. 36.06ft) whereas By-law 0225-2007, as amended, permits a maximum height to the highest ridge of a sloped roof of 9.50m (approx. 31.17ft) in this instance;
5. A height to the underside of eaves of 9.37m (approx. 30.74ft) whereas By-law 0225-2007, as amended, permits a maximum height to the underside of eaves of 6.40m (approx. 21.00ft) in this instance; and,
6. A driveway width of 5.38m (approx. 17.65ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 4.85m (approx. 15.91ft) in this instance.

A391.22

The applicant requests the Committee to approve a minor variance on the subject property, being the severed lands of application B44/22, proposing:

1. A lot area of 379.8sq m (approx. 4088.1sq ft) whereas By-law 0225-2007, as amended, requires a minimum lot area of 460.0sq m (approx. 4951.4sq ft) in this instance;
2. A lot frontage of 9.7m (approx. 31.8ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 12.0m (approx. 39.4ft) in this instance;
3. A side yard setback to a single storey portion of an attached garage of 0.65m (approx. 2.13ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 1.20m (approx. 3.94ft) in this instance;
4. A height to the highest ridge of a sloped roof of 10.98m (approx. 36.02ft) whereas By-law 0225-2007, as amended, permits a maximum height to the highest ridge of a sloped roof of 9.50m (approx. 31.17ft) in this instance;
5. A height to the underside of eaves of 9.36m (approx. 30.71ft) whereas By-law 0225-2007, as amended, permits a maximum height to the underside of eaves of 6.40m (approx. 21.00ft) in this instance; and,
6. A driveway width of 5.38m (approx. 17.65ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 4.85m (approx. 15.91ft) in this instance.

The Committee has set **Thursday, June 22, 2023 at 3:30 PM** for the public hearing on this matter. The hearing will begin promptly at the noted start time and all items on the agenda will be heard in the order shown.

In Person Hearing:

This hearing will be held in person at Mississauga Civic Centre, Council Chambers, 300 City Centre Drive, 2nd Floor. If you wish to speak at the hearing regarding this matter, please note the following:

- Advance registration is preferred to speak at the hearing in person. Please email committee.adjustment@mississauga.ca by 4:30 p.m. on the Friday prior to the meeting.
- If you intend to make a presentation you must choose one of the following options:
 1. Provide a copy of your electronic presentation in .pdf or PowerPoint format to committee.adjustment@mississauga.ca by 4:30 on the Friday prior to the meeting **OR**
 2. Bring your presentation material in paper copy or on your laptop or tablet so it can be projected using our Document Camera.

Virtual Hearing:

- **To participate electronically (computer, tablet or smartphone):** Advance registration is required to speak at the virtual hearing. If you intend to make a presentation at the virtual hearing you must send your request to speak and your presentation material (as an attachment) via email to committee.adjustment@mississauga.ca no later than 4:30 p.m. on the Friday prior to the hearing.
- **To participate by telephone:** Advance registration is required to speak in the virtual hearing. To register, please call 905-615-3200 x2408 no later than 4:30 p.m. on the Friday prior to the hearing. You must provide your name, phone number, and the application file number. Committee staff will provide you with further details prior to the start of the hearing.
- **If you wish to view the public hearing online please use the following link:**
<http://www.mississauga.ca/portal/cityhall/council-and-committee-videos>

How to submit a written comment:

Written comments to the Committee must be received no later than 4:30 p.m. on 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 the application file number or property address you are commenting on.

Additional Information:

- 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>.
- If you wish to be notified of the decision of the Committee, you must submit a written request to committee.adjustment@mississauga.ca. This will also entitle you to be advised of an appeal to the Ontario Land Tribunal.

Legal notice:

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.M.56, 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.M.56, 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.

