



## 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, September 26, 2024 at 1:00 PM** for the public hearing on these matters. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the “What is a minor variance” section of the Committee’s webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

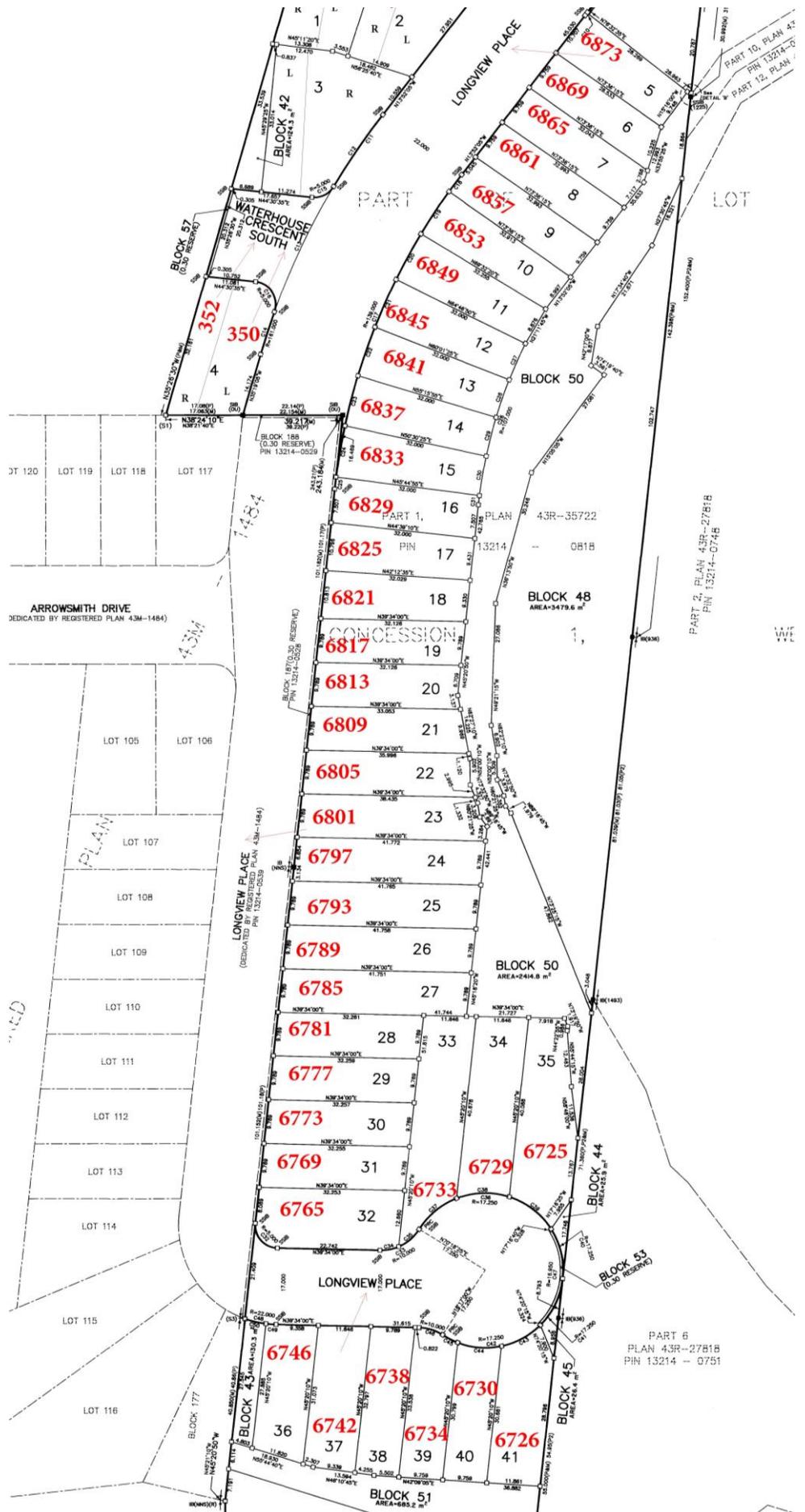
### How to participate:

Public participation at hearings helps the Committee make informed decisions. There are several methods to participate:

- **In person:** The hearing will be held in person at Mississauga Civic Centre, Council Chambers, 300 City Centre Drive, 2<sup>nd</sup> Floor. Advance registration is preferred if you wish to speak at the hearing in person. If you wish to make a presentation you must send your request to speak and your presentation (as an attachment) via email to [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca) by 4:30 PM on the Friday prior to the hearing. A document projector will also be available, if preferred.
- **Electronically (computer, tablet or smartphone):** Advance registration is required to speak virtually at the hearing. If you wish to make a presentation at the hearing you must send your request to speak and your presentation material (as an attachment) via email to [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca) by 4:30 PM on the Friday prior to the hearing. If you have connection issues on the hearing date, please email [virtualmeeting.help@mississauga.ca](mailto:virtualmeeting.help@mississauga.ca).
- **By telephone:** Advance registration is required to speak virtually at the hearing. To register, please call 905-615-3200 x5507 by 4:30 PM 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 call in details prior to the start of the hearing.



# Schedule A- Plan of Subdivision



PART 6  
PLAN 43R-2781B  
PIN 13214-0751

## 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.