

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-02-06	File(s): B37.24 A271.24 A272.24
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 2/13/2025 1:00:00 PM

Consolidated Recommendation

The City has no objections to the requested consent and minor variance applications, as amended. The applicant may wish to defer the application to ensure the accuracy of the requested variances and that additional variances are not required.

Application Details

B37/24

The applicant requests the Consent 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 22.45m (approx. 73.66ft) and an area of approximately 544.59sq. m (approx. 5861.97sq ft).

A271/24

The applicant requests a minor variance for the severed lands of B37/24 proposing:

1. A lot area of 544.69sq m (approx. 5863.04sq ft) whereas By-law 0225-2007, as amended, requires a minimum lot area of 695.00sq m (approx. 7480.98sq ft) in this instance;
2. A lot frontage of 22.45m (approx. 73.66ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 30.00m (approx. 98.43ft) in this instance;
3. A front yard setback of 5.69m (approx. 18.67ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 9.00m (approx. 29.53ft) in this instance;
4. A building height to the highest ridge of 9.76m (approx. 32.02ft) whereas By-law 0225-2007, as amended, permits a maximum building height of 9.00m (approx. 29.53ft) in this instance;
5. A gross floor area of 329.46sq m (approx. 3546.31sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 298.93sq m (approx. 3217.68sq ft) in this instance;
6. A combined width of side yards of 23.80% whereas By-law 0225-2007, as

amended, requires a minimum combined width of side yards of 27.00% in this instance;

7. A lot coverage of 31.80% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% in this instance;

8. An eave height of 7.63m (approx. 25.03ft) whereas By-law 0225-2007, as amended, permits a maximum eave height of 6.40m (approx. 21.00ft) in this instance; and,

9. A garage projection beyond the front wall or exterior side wall of the first storey of 0.30m (approx. 0.98ft) whereas By-law 0225-2007, as amended, permits a maximum garage projection of 0m in this instance.

A272/24

The applicant requests a minor variance for the retained lands of B37/24 proposing:

1. A lot frontage of 18.45m (approx. 60.53ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 30.00m (approx. 98.43ft) in this instance;

2. A lot area of 635.79sq m (approx. 6843.64sq ft) whereas By-law 0225-2007, as amended, requires a minimum lot area of 810.00sq m (approx. 8718.84sq ft) in this instance;

3. A front yard setback of 5.94m (approx. 19.49ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 7.50m (approx. 24.61ft) in this instance;

4. A rear yard (corner lot) of 2.41m (approx. 7.91ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard (corner lot) of 3.00m (approx. 9.84ft) in this instance;

5. A lot coverage of 30.70% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% in this instance;

6. An eave height of 7.52m (approx. 24.67ft) whereas By-law 0225-2007, as amended, permits a maximum eave height of 6.40m (approx. 21.00ft) in this instance;

7. A garage projection beyond the front wall or exterior side wall of the first storey of 2.03m (approx. 6.66ft) whereas By-law 0225-2007, as amended, permits a maximum garage projection of 0m in this instance;

8. A building height to the highest ridge of 9.63m (approx. 31.99ft) whereas By-law 0225-2007, as amended, permits a maximum building height of 9.00m (approx. 31.59ft) in this instance;

9. An exterior side yard setback of 3.85m (approx. 12.63ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback of 7.50m (approx. 24.61ft) in this instance; and,

10. A gross floor area of 352.29sq m (approx. 3792.02sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 317.15sq m (approx. 3413.80sq ft) in this instance.

Amendments

Planning staff received revised drawings from the applicant on January 16, 2025. While Planning staff are not in a position to provide a Zoning review, staff note the following amendments may be required:

B37/24

The applicant requests the Consent 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 22.87m and an area of approximately 491.95sq. m.

A271/24

The applicant requests a minor variance for the severed lands of B37/24 proposing:

1. A lot area of 491.95sq m (approx. 5863.04sq ft) whereas By-law 0225-2007, as amended, requires a minimum lot area of 695.00sq m (approx. 7480.98sq ft) in this instance;
2. A lot frontage of 22.87m whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 30.00m (approx. 98.43ft) in this instance;
5. A gross floor area of 311.96sq m whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 288.39sq m in this instance;
6. A combined width of side yards of 22.5% whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 27.00% in this instance;
7. A lot coverage of 33.44% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% in this instance;

A272/24

The applicant requests a minor variance for the retained lands of B37/24 proposing:

1. A lot frontage of 22.89m whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 30.00m (approx. 98.43ft) in this instance;
2. A lot area of 688.52sq m whereas By-law 0225-2007, as amended, requires a minimum lot area of 810.00sq m (approx. 8718.84sq ft) in this instance;
6. An eave height of 7.53m whereas By-law 0225-2007, as amended, permits a maximum eave height of 6.40m (approx. 21.00ft) in this instance;
7. A garage projection beyond the front wall or exterior side wall of the first storey of 3.99m whereas By-law 0225-2007, as amended, permits a maximum garage projection of 0m in this instance;
8. A building height to the highest ridge of 9.64m whereas By-law 0225-2007, as amended, permits a maximum building height of 9.00m (approx. 31.59ft) in this instance;
10. A gross floor area of 351.24sq m whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 327.7sq m (approx. 3413.80sq ft) in this instance.

Variance #5 pertaining to lot coverage is not required.

Background

Property Address: 1271 Lorne Park Rd

Mississauga Official Plan

Character Area: Clarkson-Lorne Park Neighbourhood
Designation: Residential Low Density I

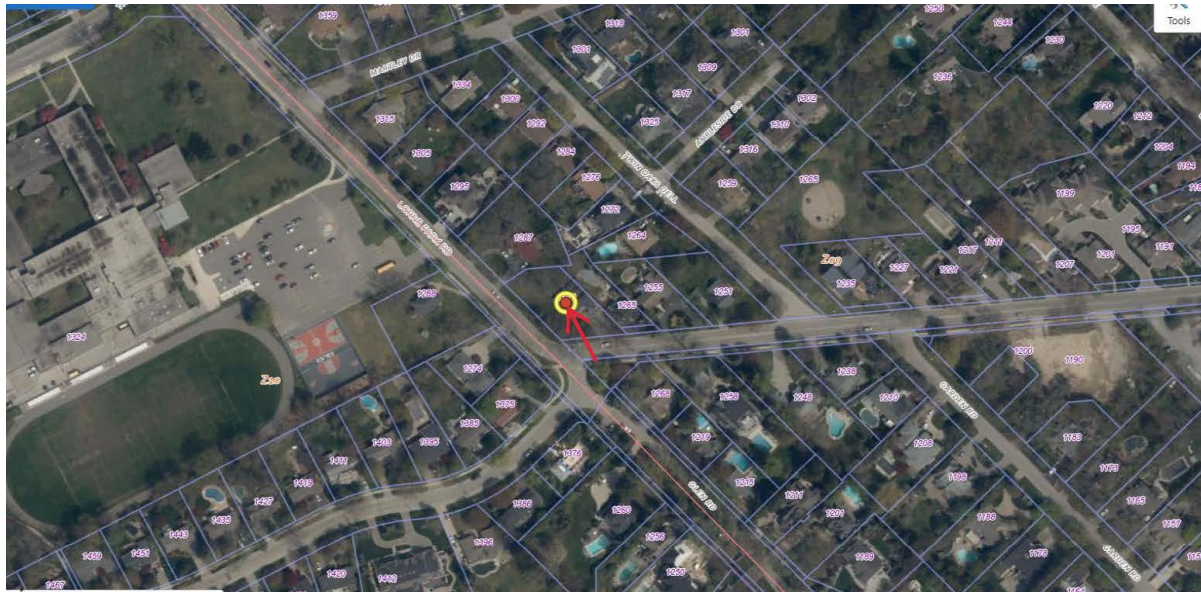
Zoning By-law 0225-2007

Zoning: R2-5- Residential

Site and Area Context

The subject property is located within the Clarkson-Lorne Park Neighbourhood Character Area, northeast of the Lorne Park Road and Birchwood Drive intersection. The Neighbourhood is predominantly low density residential, with a school and some commercial uses within the vicinity of the site. The residential uses consist of one and two-storey detached and semi-detached dwellings with mature vegetation and landscape elements in the front yards. The subject property contains an existing one-storey detached dwelling with mature vegetation in the front yard.

The applicant is proposing to demolish the existing one-storey detached dwelling and sever the property into two new parcels. The applicant is proposing a two-storey detached dwelling on each lot requiring variances related to frontage, lot area, lot coverage, setbacks, dwelling height, eave height, garage projection, gross floor area, side yard width and gross floor area.



Comments

Planning

Provincial Matters

The Provincial Policy Statement 2024 (PPS 2024) promotes efficient development and land use, directing the focus towards intensification and redevelopment. The proposal is consistent with the general directive in provincial policy.

Planning Act

Section 51 (24) of the *Planning Act* sets out the criteria for land division in the Province of Ontario. In evaluating such requests, the Committee needs to be satisfied that the proposal meets not only the criteria set out under Section 51(24), but also municipal requirements identify in local legislation.

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. In evaluating such requests, the Committee needs to be satisfied that the proposal meets the four tests set out in the *Planning Act*.

Staff comments concerning the applications for consent and the four tests to the minor variance request are as follows:

The application was previously before the Committee of Adjustment on June 20, 2024, and November 14, 2024. The file was deferred on June 20, 2024, to address Transportation and Works staff's concerns regarding the proposed lot area and frontage variances due to land

dedications across the entirety of the property frontage for the future widening of the Lorne Park Road right of way. The applicant worked with TW staff to address those concerns and revised the proposed lot areas and frontages.

Further, the application was again deferred on November 14, 2024, wherein staff had noted concerns regarding the proposed lot coverage, building height and the lack of amenity area. Additionally, due to the inaccuracies in the variances, staff were unable to review the proposal.

The applicant has since worked with Planning staff to revise the proposal and address massing concerns. The applicant has sent revised drawings dated January 16, 2025, which indicate adjusted lot lines and requires revised variances (as noted in the amendments). As such, staff comments pertain to the revised list of variances.

Does the proposal maintain the general intent and purpose of the Official Plan?

The subject property is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan, which permits detached dwellings only in this instance. The applicant is proposing to sever the subject property into two new lots for the purpose of constructing two-storey detached dwellings.

As per Section 16.1.2.1, to preserve the character of lands designated Residential Low Density I and Residential Low Density II, the minimum frontage and area of new lots will be evaluated in the context of the existing lot pattern in the surrounding area. Furthermore, Section 5.3.5 (Neighbourhoods) states that neighbourhoods are not meant to remain static, however, when new development occurs, it should be sensitive to the neighbourhoods existing and planned character. The proposed severance represents sensitive intensification that is compatible with the area due to the range of lot sizes within the existing neighbourhood fabric. The immediate area consists of lots that have frontages as low as approximately 18m (59ft). The proposed lots are generally in line with the existing and planned character of the area. Recognizing that intensification does not have to mirror existing development, the proposed severance is sensitive to the existing and planned character of the neighbourhood and will not result in significant adverse impacts to the community.

Staff are of the opinion that the application conforms to Section 51(24) of the Planning Act, more specifically that the application conforms to the official plan and is suitable for the purpose of developing two detached dwellings.

Does the proposal maintain the general intent and purpose of the Zoning By-law?

Variance #1 (A271.24) and Variance #2 (A272.24) pertain to lot areas. Variance #2 (A271.24) and Variance #1 (A272.24) pertain to lot frontages. The intent of the zoning by-law is to ensure that new lots are appropriately sized and fit within the context of the surrounding area. Staff note that the subject property is required to do a land dedication across the property lot frontage for the future widening of the Lorne Park Road right of way, which has impacted the proposed lot areas and frontages. Staff are of the opinion that the proposed lot frontages are generally reflective of the existing area context due to the existing eclectic lot fabric, which contains frontages ranging from approximately 18m (59ft) to 38m (124.6ft). Through a comprehensive review of the surrounding lands, planning staff are satisfied that the proposal fits appropriately

into the character of the surrounding area and is complementary to the existing and proposed lot fabric. Further, staff are satisfied that the proposal does not impact the character of the neighbourhood from a streetscape perspective.

Variance #3 (A271.24 and A272.24) requests relief in the front yard setback regulations. The intent of a front yard setback is to ensure that a consistent character is maintained along the streetscape and that a sufficient front yard space is incorporated into the design of neighbourhoods. Staff are of the opinion that the variance is required to facilitate the land dedication. Staff are satisfied that the dwellings maintain a consistent character along the streetscape visually. Further, for A272.24, retained lands, the front yard is technical due to the zoning regulations and the exterior side yard functions as the functional front yard. Staff are satisfied that the reduction is consistent with other dwellings found in the neighbourhood and maintains the streetscape.

Variance #4 (A271.24) and Variance #8 (A272.24) request an increase in the building height. Variance #8 (A271.24) and Variance #6 (A272.24) request an increase in eave height. The intent of restricting height to the highest ridge and eaves is to lessen the visual massing of dwelling by lowering the overall pitch of the roof and bringing the edge of the roof closer to the ground. This keeps the overall height of the dwelling within human scale. Staff note that for severed lands, the average grade is below the finished grade by 0.15m (0.49ft) and for retained lands, by 0.36m (1.18ft) due to the grading of the property, mitigating the height increase. Staff are satisfied that the proposed increases in height are appropriate and minor for the subject property. Further, staff are of the opinion that incorporation of architectural features like varying roof lines and windows in the design further mitigates any massing impacts.

Variance #4 (A272.24) pertains to rear yard setback. The intent in restricting rear yard setbacks is to ensure that an adequate buffer is maintained between neighbouring properties and appropriate rear yard amenity area is maintained. Staff note that the variance is technical in nature due to the technical front lot line. Due to the design and orientation of the dwelling, the technical rear yard functions as the side yard in this instance. Staff are satisfied that an appropriate buffer is provided, and an appropriate amenity area is maintained.

Variance #5 (A271.24) and Variance #10 (A272.24) pertain to gross floor area. The intent in restricting gross floor area is to maintain compatibility between existing and new dwellings and ensuring that the existing and planned character of a neighbourhood is preserved. Staff are of the opinion that the gross floor area request represents a moderate increase that is in line with new builds in the surrounding area and will not create a significant massing impact above the as of right permissions of the property.

Variance #6 (A271.24) pertains to combined width of side yards. Variance #9 (A272.24) requests reduced exterior side yard setback. The intent of the side yard regulations in the by-law is to ensure that an adequate buffer exists between the massing of primary structures on adjoining properties and the public realm and to ensure access to the rear yard remains unencumbered. For the retained lands (A272.24), the dwelling design is staggered and as such, the variance is required only for a portion of the dwelling. For the severed lands (A271.24), staff note the dwelling meets individual side yard setbacks. Through a review of the immediate neighbourhood, the proposed side yards are not out of character within the immediate

neighbourhood. Furthermore, the proposed setbacks maintain a sufficient buffer to the neighbouring properties and ensures access to the rear yard remains unencumbered.

Variance #7 (A271.24) requests an increase in the lot coverage. The intent in restricting lot coverage is to ensure that there isn't an overdevelopment of the lot which would impact the streetscape as well as abutting properties. Staff are of the opinion that the dwelling has been designed to be suitably accommodated on the severed parcel. Staff are satisfied that the proposal does not represent an overdevelopment of the subject property.

Variance #9 (A271.24) and Variance #7 (A272.24) pertain to garage projection. The intent of the zoning by-law with respect to garage projections is to maintain a consistent streetscape, while ensuring the garage is not the dominant feature of the dwelling. For A271.24, the garage projection requested is 0.30m or 0.98ft. Staff are of the opinion that the increase is negligible and will not be perceptible from the streetscape. For A272.24, staff note the garage is located in the exterior side yard. As such, the variance is technical in nature. Staff have no concerns with the requested variance and are satisfied that the garage is not the dominant feature of the dwelling.

Given the above, staff are of the opinion that the general intent and purpose of the zoning by-law is maintained.

Is the proposal desirable for the appropriate development of the subject lands and minor in nature?

It is staff's opinion that the proposed development is sympathetic to the surrounding area and the proposed lots are capable of reasonably accommodating new detached dwellings. Furthermore, the proposed variances for the retained and severed properties are consistent with existing properties in the area. As such, it is staff's opinion that the proposed development is appropriate and represents a sensitive form of intensification that is minor in nature.

Comments Prepared by: Shivani Chopra, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

We are noting that any Transportation and Works Department concerns/requirements for this property will be addressed under Consent Application ‘B’ 37/24.

We advise that since the initial submission, the applicant has been in contact with our Traffic Section and a resolution on a Draft ‘R’ Plan has been reached regarding the required land dedication along the frontage of the property.

Should Committee see merit in the applicant's request we are providing the following conditions/requirements for Committee's consideration:

A. Items Required Prior to the Issuance of Final Consent

1. Overall Grading/Servicing and Drainage Plan

The applicant's consulting engineer will be required to prepare an Overall Grading/Servicing and Drainage Plan which contains sufficient details to ensure grading compatibility with the adjacent lands and existing servicing for the lands and submit the grading and drainage proposal to this department for review/approval.

2. Municipal Address Requirement

Prior to the issuance of final consent, satisfactory arrangements are to be made with Corporate Services Department, Information Technology Division, Digital Services & Mobility Section, Geospatial Solutions Group for the creation of new municipal addresses for the severed and retained lands. For further information, please contact Susie Tasca at (905) 615-3200 ext. 3088 or susie.tasca@mississauga.ca

3. Dedication of Road Widening

The Owner will be required to gratuitously dedicate the following to the City of Mississauga:

A right of way widening towards the ultimate 26 metre right-of-way of Lorne Park Road as identified in the Official Plan. This condition will be cleared upon receipt of confirmation Legal Services identifying that the transfer has taken place and associated fees have been paid.

For any clarification or questions regarding this requirement please contact Mohammed Ayesh at x8529.

4. Fee Requirements as Per Fees and Charges By-Law

As per the City of Mississauga's Fees and Charges By-law there will be a fee required to be paid to the Legal Services Department for their services, in particular for the preparation of legal documents. The fee amount payable will be in accordance with the current Fees and Charges Bylaw and be submitted to the Transportation and Works Department in the form of a certified cheque.

5. Environmental Site Screening Questionnaire

As per the land dedication requirement, a completed Environmental Site Screening Questionnaire and Declaration (ESSQD) form (Rev. 2020 02), signed by a Commissioner of Oaths and the owner, must be submitted to the Transportation and Works Department for review.

For any clarification or questions regarding this requirement please contact Jessica Yong at x3174.

For further information regarding the above noted comments, please contact John Salvino at (905) 615-3200 ext. 5183 or john.salvino@mississauga.ca

B. GENERAL INFORMATION

1. Lot Grading and Drainage

We advise the applicant that issuance of any building permits for the new dwelling(s) will be subject to the owner submitting a certified lot grading and drainage plan to this Department for review/approval. The grading and drainage plan is to contain sufficient detail to ensure grading compatibility with the adjacent properties. In addition, the owner will be required to submit the applicable lot grading and municipal services protection deposits.

2. Servicing

All costs incurred in providing any service laterals will be the responsibility of the owner. The owner will also be responsible for all costs incurred for the required road reinstatement (if required). If the service connections are to be installed by a private contractor retained by the owner, issuance of an open cut permit will be subject to the owner depositing adequate securities with the City to guarantee proper road reinstatement.

3. Access

The applicant will be required to apply for Access Modification Permits prior to Site Plan Approval and/or Building Permit Issuance. We advise the applicant that all costs incurred in providing any new driveway entrance(s) to the subject lands or any modifications/reinstatement required, would be at cost to the owner.

Driveway accesses shall maintain a 1.5m setback from aboveground features such as utilities and trees. We are also noting that should any utilities need to be relocated, all costs incurred will also be to the owner.

The most southerly lot shall have driveway access onto the east/west portion of Lorne Park Road. The most northerly lot shall have access onto the north/south portion of Lorne Park Road. Any new driveway shall maximize the corner clearance from the bend/intersection of Lorne Park Road, to the extent possible.

4. Storm Outlet

The storm sewer outlet for this site is the existing 825mm storm sewer on Lorne Park Road. The applicant is encouraged to design the basement elevation 1 metre above the obvert of the storm sewer on the street to eliminate the need for a sump pump.

Please note that in cases of a high groundwater table where a sump pump could run continuously if a sump pump was implemented, the applicants should consider raising the basement elevation to be at least 1.0 meter above the groundwater level. It is the owner's responsibility to satisfy themselves with these conditions as the City has no obligation to address any concerns with the operating conditions of private sump pump systems.

G. Russell,

Supervisor, Development Engineering South

905-615-3200, ext. 5833

Comments Prepared by: Geoff Russell, Supervisor, Development Engineering South





Appendix 2 – Zoning Comments

Zoning has no objection to the Consent application provided that the severed and retained lands comply with the provisions of Zoning By-law 0225-2007, as amended, with respect to, among other things, minimum lot frontage, minimum lot area, setbacks to the existing building(s), on site parking, etc., or alternatively, that any minor variance(s) is approved, final and binding and/or the demolition of any existing building(s) is complete.

We further advise that the proposed lot frontage is to be calculated in accordance with the following definition:

- The applicant is advised that Lot Frontage means the horizontal distance between the side lot lines and where these lines are not parallel means the distance between the side lot lines measured on a line parallel to and 7.5 m back from the front lot line.

We note that a Building Permit is required. In the absence of a Building Permit we are unable to confirm the accuracy of the information provided, or determine whether additional variance(s) may be required. It should be noted that a zoning review has NOT been completed.

The applicant is advised that should they choose to proceed without zoning verification, a full zoning review may result in further variances being required in the future.

Comments Prepared by: Crystal Abainza, Zoning Examiner

Appendix 3 – Parks, Forestry & Environment

Park Planning Comments

The Parks & Culture Planning Section of the Community Services Department has reviewed the consent application and advises as follows:

1. Prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O. 1990, c.P. 13, as amended) and in accordance with the City's policies and by-laws.

Should further information be required, please contact Nicholas Rocchetti, Planner – Park Planning, Community Services Department at 905-615-3200 ext. 4659 or via email nicholas.rocchetti@mississauga.ca.

Comments Prepared by: Nicholas Rocchetti, Planner

Forestry Comments

The Forestry Section of the Community Services Department has reviewed the consent application and advises as follows:

City of Mississauga Forestry Staff have attended the site and identified the following City owned trees within the municipal boulevard on Lorne Park Road:

- Pin Oak (88cm DBH) - Good Condition - \$14,200.00
- Pin Oak (53cm DBH) - Good Condition - \$4,800.00 (Boundary)
- Pin Oak (104cm DBH) – Good Condition – \$19,300.00
- Siberian Elm (12cm DBH) – Good Condition - \$200.00

Should the application be approved, Community Services wishes to impose the following conditions:

1. The applicant shall provide tree protection securities in the amount of \$38,500.00 for the preservation of the municipal trees.
2. The applicant shall provide a cash contribution of \$875.41 for the planting of one (1) street tree on Lorne Park Road. This figure is subject to the most recent Fees and Charges By-law at the time of payment and is therefore subject to change.

In addition, Forestry notes the following:

1. No public trees shall be injured or removed. If public tree removal is required, a permit must be issued as per By-law 0020-2022.
2. No private trees shall be injured or removed. If a private tree with a diameter of 15 centimetres or greater on private property is to be injured or destroyed, a permit must be issued as per By-law 0021-2022.
3. Please note if a tree is identified as a shared tree with the adjacent property owner, and the applicant intends to apply for a Tree Removal Permit, written consent must be obtained by both parties.
4. The applicant shall provide framed tree hoarding at the dripline of the above noted trees prior to any construction to the satisfaction of City of Mississauga Forestry Staff. Please call Matthew McMullen at 905-615-3200 ext. 3508 or Mike Newbold at 905-615-3200 ext. 8280 to arrange a hoarding inspection.
5. Payment for street tree fees and other charges can be made at the Parks and Forestry customer service counter located at 950 Burnhamthorpe Road West, in the form of a certified cheque, bank draft, or money order made payable to "The Corporation of the City of Mississauga". A Submission of Fees and Securities form is required to process payment. Please contact Rita Di Michele to request a Submission of Fees and Securities form and any other inquiries regarding the payment process.

A Tree Removal Application to Permit the Injury or Destruction of Trees on Public and Private Property can be found at <https://www.mississauga.ca/publication/application-to-permit-the-injury-or-destruction-of-trees-on-public-and-private-property/>.

Should further information be required, please contact Jamie Meston, Landscape Technician, Community Services Department at 905-615-3200 ext. 4264 or via email jamie.meston@mississauga.ca.

Comments Prepared by: Jamie Meston, Landscape Technician

Appendix 4 – Heritage

The property has archaeological potential due to its proximity to a present or past watercourse or known archaeological resource. Due to the archaeological potential, an archaeological assessment must be completed. The applicant should contact the Ministry of Citizenship and Multiculturalism to determine if an archaeological assessment has been completed for this property. If an assessment has already been completed, please provide Heritage Planning with a letter from the Ministry confirming all archaeological resource concerns have met licensing and resource conservation requirements for the property. If an assessment has not been completed a licenced archaeologist with experience in (heritage resource management) must be retained by the property owner in order to meet the requirements of the Ministry.

Appendix A – Conditions of Provisional Consent

SHOULD THE COMMITTEE GRANT A PROVISIONAL CONSENT, THE FOLLOWING IS A LIST OF THE RECOMMENDED CONDITIONS TO BE ATTACHED TO THE DECISION AND THESE CONDITIONS MAY BE REVISED BY THE COMMITTEE AT THE PUBLIC MEETING.

1. Approval of the draft reference plan(s), as applicable, shall be obtained at the Committee of Adjustment office, and; the required number of prints of the resultant deposited reference plan(s) shall be received.
2. An application amendment letter shall be received from the applicant or authorized agent confirming that the conveyed land shall be together with and/or subject to services easement(s) and/or right(s)-of-way, if necessary, in a location and width as determined by the Secretary-Treasurer based on written advice from the agencies having jurisdiction for any service or right for which the easement or right-of-way is required; alternatively, a letter shall be received from the applicant or authorized agent confirming that no services easement(s) and/or right(s)-of-way, are necessary.
3. A letter shall be received from the City of Mississauga, Manager of Zoning Plan Examination, indicating that the conveyed land and retained lands comply with the provisions of the Zoning By-law, or alternatively; that any variances are approved by the appropriate authorities and that such approval is final and binding. ("A" 271/24 and "A" 272/24)
4. A letter shall be received from the City of Mississauga, Transportation and Works Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated February 6, 2025.
5. A letter shall be received from the City of Mississauga, Forestry, Community Services Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated February 6, 2025.

NOTE:

Subsection 50(3) and/or 50(5) of the Planning Act shall apply to any subsequent conveyance or transaction that is subject to this consent and the Secretary-Treasurer's Certificate shall contain reference to this stipulation.