

File: **B3.21 B4.21 A12.21 A13.21**Ward: **1****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 1015 Strathy Avenue & 1059 Lakeshore Road East, zoned R3-75 - Residential & C4 - Commercial, has applied for Consent under Section 53 of the Planning Act. The applicant requests the approval of the Committee to sever parcels of land for the creation of two new lots.

The first parcel (file B3/21, Parcel A) has a frontage of approximately 8.5m (27.89ft) and an area of approximately 282.4sq.m (3,039.73sq.ft).

The second parcel (file B4/21, Parcel C) has a frontage of approximately 17.04m (55.91ft) and an area of approximately 565.00sq.m (6,081.61sq.ft).

A minor variance is requested for the Severed Lands of application B3/21 (Parcel A) to allow the construction of a new house proposing:

1. A lot frontage of 8.50m (approx. 27.89ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m (approx. 49.21ft) in this instance;
2. A lot area of 282.40sq.m (approx. 3,039.73sq.ft) whereas By-law 0225-2007, as amended, requires a minimum lot area of 550.00sq.m (approx. 5,920.15sq.ft) in this instance;
3. A lot coverage of 39.9% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.0% of the lot area in this instance;
4. A northerly side yard of 1.24m (approx. 4.07ft) measured to the second and third stories whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.81m (approx. 5.94ft) to the second storey and 2.42m (approx. 7.94ft) to the third storey in this instance;
5. A southerly side yard of 0.63m (approx. 2.07ft) measured to the first, second and third stories whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m (approx. 3.94ft) to the first storey, 1.81m (approx. 5.94ft) to the second storey and 2.42m (approx. 7.94ft) to the third storey in this instance;
6. A front yard of 4.28m (approx. 14.04ft) measured to the front porch and stairs whereas By-law 0225-2007, as amended, requires a minimum front yard of 7.50m (approx. 24.61ft) measured to the front porch and stairs in this instance;
7. A front yard of 6.00m (approx. 19.69ft) whereas By-law 0225-2007, as amended, requires a minimum front yard of 7.50m (approx. 24.61ft) in this instance; and
8. A front yard of 6.00m (approx. 19.69ft) measured to the garage whereas By-law 0225-2007, as amended, requires a minimum front yard of 7.50m (approx. 24.61ft) measured to the garage in this instance.

A minor variance is requested for the Retained Lands of application B3/21 (Parcel B) to allow the construction of a new house proposing:

1. A lot frontage of 8.50m (approx. 27.89ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m (approx. 49.21ft) in this instance;

2. A lot area of 282.60sq.m (approx. 3,041.88sq.ft) whereas By-law 0225-2007, as amended, requires a minimum lot area of 550.00sq.m (approx. 5,920.15sq.ft) in this instance;
3. A lot coverage of 39.9% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.0% of the lot area in this instance;
4. A northerly side yard of 0.62m (approx. 2.03ft) measured to the second and third stories whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.81m (approx. 5.94ft) to the second storey and 2.42m (approx. 7.94ft) to the third storey in this instance;
5. A southerly side yard of 1.22m (approx. 4.00ft) measured to the first, second and third stories whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m (approx. 3.94ft) to the first storey, 1.81m (approx. 5.94ft) to the second storey and 2.42m (approx. 7.94ft) to the third storey in this instance;
6. A front yard of 3.60m (approx. 11.81ft) measured to the front porch and stairs whereas By-law 0225-2007, as amended, requires a minimum front yard of 7.50m (approx. 24.61ft) measured to the front porch and stairs in this instance;
7. A front yard of 6.00m (approx. 19.69ft) whereas By-law 0225-2007, as amended, requires a minimum front yard of 7.50m (approx. 24.61ft) in this instance; and
8. A front yard of 6.00m (approx. 19.69ft) measured to the garage whereas By-law 0225-2007, as amended, requires a minimum front yard of 7.50m (approx. 24.61ft) measured to the garage in this instance.

The Committee has set **Thursday January 28, 2021 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. All items on the agenda are scheduled for 1:00 pm and will be heard in the order shown on the agenda.

You can get more information on this matter by emailing committee.adjustment@mississauga.ca or calling 905-615-3200 x5209. 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 Tuesday 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 Tuesday 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 x5209 no later than 4:30pm the Tuesday 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 Tuesday 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 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.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 x5209.

