



COMMITTEE OF ADJUSTMENT NOTICE OF APPLICATION

File: B56.20 A361.20 A362.20

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 1140 Haig Boulevard, zoned R3-75 - Residential, has applied for Consent under Section 53 of the Planning Act. The applicants request 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 9.32m (30.58ft) and an area of approximately 517.46sq.m (5,569.89sq.ft).

A minor variance is requested for the Severed lands (file A361/20) proposing:

1. A lot frontage of 9.32m (approx. 30.58ft) 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 517.46sq.m (approx. 5,569.89sq.ft) whereas By-law 0225-2007, as amended, requires a minimum lot area of 550sq.m (approx. 5,920.15sq.ft) in this instance;
3. A Southerly side yard of 0.61m (approx. 2.00ft) measured to the 1st and 2nd stories, and 1.32m (approx. 4.33ft) to the 3rd storey whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.2m (approx. 3.94ft) measured 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;
4. A Northerly side yard of 1.0m (approx. 3.28ft) measured to the 1st storey garage, 1.23m (approx. 4.04ft) measured to the 2nd storey, and 1.94m (approx. 6.36ft) to the 3rd storey whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.2m (approx. 3.94ft) measured 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;
5. A front yard soft landscape area of 38.35% whereas By-law 0225-2007, as amended, requires a minimum front yard soft landscape area of 40% in this instance; and
6. A front yard setback of 6.0m (approx. 19.68ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 7.5m (approx. 24.60ft) in this instance.

A minor variance is requested for the Retained lands (file A362/20) proposing:

1. A lot frontage of 9.32m (approx. 30.58ft) 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 517.46sq.m (approx. 5,569.89sq.ft) whereas By-law 0225-2007, as amended, requires a minimum lot area of 550sq.m (approx. 5,920.15sq.ft) in this instance;
3. A Northerly side yard of 0.61m (approx. 2.00ft) measured to the 1st and 2nd stories, and 1.32m (approx. 4.33ft) to the 3rd storey whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.2m (approx. 3.94ft) measured 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;
4. A Southerly side yard of 1.0m (approx. 3.28ft) measured to the 1st storey garage, 1.23m (approx. 4.04ft) measured to the 2nd storey, and 1.94m (approx. 6.36ft) to the 3rd storey whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.2m (approx. 3.94ft) measured 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;
5. A front yard soft landscape area of 39.07% whereas By-law 0225-2007, as amended, requires a minimum front yard soft landscape area of 40% in this instance; and

AMENDED NOTICE AND REVISED HEARING DATE

6. A front yard setback of 5.99m (approx. 19.65ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 7.5m (approx. 24.60ft) 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.

0

HAIG BOULEVARD

AZINGER LANE

CARNEGIE DRIVE

ORLS HEAD ROAD

1109

1198

1194

1190

1186

1182

1180

1174

1172

1168

1164

1160

1154

1150

1146

1140

1130

1178

1182

1186

1190

1194

1198

1202

1208

1212

1213

1215

1217

1219

1221

1223

1225

1227

1229

1231

1233

1235

1205

1204

1206

1208

1210

1212

1214

1216

1218

1220

1222

1224

1226

1228

1230

1232

1234

1199

1191

1187

1179

1161

1153

1167

1171

1173

1175

1177

1181

1183

1185

1187

1191

1193

1223

1221

1217

1215

1209

1207

1203

1201

1169

1170

1172

1174

1176

1178

1182

1184

1186

1188

1190

1194

1196

1149

1145

1141

1131 - 1139

1106

1104

1100

1105

1099

1102

1098

1103

1097

1235

Scale

1:2000

Date	2020/09/29
Time	3:03:25 PM
Map	NML
Comment	

Bentley
Sustaining Infrastructure

B56.20
A361.20
A362.20
1140 Haig
Blvd