
Committee of Adjustment

Date: May 2, 2024
Time: 1:00 PM
Location: Council Chambers, Civic Centre, 2nd Floor
300 City Centre Drive, Mississauga, Ontario, L5B 3C1
and Online Video Conference

Members

Sebastian Patrizio (Chair)
John Page
George Carlson
Wajeeha Shahrukh
Timothy Rowan
Janice Robinson
Ken Ellis

Contacts

Taranjeet Uppal, Committee of Adjustment Coordinator, Legislative Services
905-615-3200 ext.3817
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PUBLIC MEETING STATEMENT: While some planning matters, such as consent or minor variance applications, do not specifically require that you participate in the process in order to appeal, the OLT has the power to dismiss an appeal without holding a hearing if the appeal is not based on any apparent land use planning grounds and is not made in good faith or is frivolous or vexatious, or is made only for the purpose of delay.

Send written submissions or request notification of future meetings to:

Secretary-Treasurer, Committee of Adjustment, Office of the City Clerk, Attn: Committee of Adjustment Coordinators – 2nd Floor 300 City Centre Drive, Mississauga, ON, L5B 3C1 or Email:
committee.adjustment@mississauga.ca

-
1. CALL TO ORDER
 2. DECLARATION OF CONFLICT OF INTEREST
 3. DEFERRALS OR WITHDRAWALS
 4. MATTERS TO BE CONSIDERED
 - 4.1 A182.24
1293 Meredith Ave (Ward 1)
 - 4.2 A184.24
434 Abruz Blvd (Ward 7)
 - 4.3 A185.24
3093 Sir John's Homestead (Ward 8)
 - 4.4 A186.24
1438 Garnet Ave (Ward 1)
 - 4.5 A187.24
65-71 Lakeshore Road East (Ward 1)
 - 4.6 A188.24
2818 Council Ring Road (Ward 8)
 - 4.7 A189.24, A190.24
94 and 100 Lakeshore Road E (Ward 1)
 - 4.8 A192.24
0 Stavebank Rd (Ward 1)
 - 4.9 A193.24
934 Lynnrod Court (Ward 2)
 - 4.10 A194.24
363 Winfield Terr (Ward 4)
 - 4.11 A195.24
73 and 0 King Street W (Ward 7)
 - 4.12 A135.24
1598 Steveles Cres (Ward 2)

5. OTHER BUSINESS

6. ADJOURNMENT



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A182.24
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 1293 Meredith Ave, zoned R3-75- Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow the construction of an addition proposing:

1. Roof top units (external heating and/or air conditioning equipment) whereas By-law 0225-2007, as amended, does not permit roof top units in an R3 Zone in this instance;
2. A centerline setback to Atwater Avenue of 12.20m (approx. 40.03ft) whereas By-law 0225-2007, as amended, requires a minimum centerline setback of 16.00m (approx. 52.50ft) in this instance;
3. A front yard setback of 2.57m (approx. 8.43ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 6.00m (approx. 19.69ft) in this instance;
4. An exterior side yard setback of 4.00m (approx. 13.12ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback of 6.00m (approx. 19.69ft) in this instance;
5. 2 driveways whereas By-law 0225-2007, as amended, permits a maximum of 1 driveway in this instance;
6. A flat roof height of 8.96m (approx. 29.40ft) whereas By-law 0225-2007, as amended, requires a minimum flat roof height of 7.50m (approx. 24.61ft) in this instance;
7. A gross floor area of 3930.00sq m (approx. 42302.17sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 2124.00sq m (approx. 22862.55sq ft) in this instance;
8. An eave setback of 2.29m (approx. 7.51ft) whereas By-law 0225-2007, as amended, requires a minimum eave setback of 5.50m (approx. 18.04ft) in this instance;
9. A combined circular driveway width of 16.20m (approx. 53.15ft) whereas By-law 0225-2007, as amended, permits a maximum combined circular driveway width of 8.50m (approx. 27.89ft) in this instance; and,
10. 0 Class A Parking Spaces whereas By-law 0225-2007, as amended, requires a minimum of 2 Class A Parking Spaces in this instance.

The Committee has set **Thursday, May 2, 2024 at 1:00 PM** for the public hearing on this matter. 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, 2nd 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 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 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.

- **By telephone:** Advance registration is required to speak virtually at the hearing. To register, please call 905-615-3200 x2408 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.
- **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.

If you wish to view the public hearing online and do not wish to speak, the hearing will be streamed at the following link:

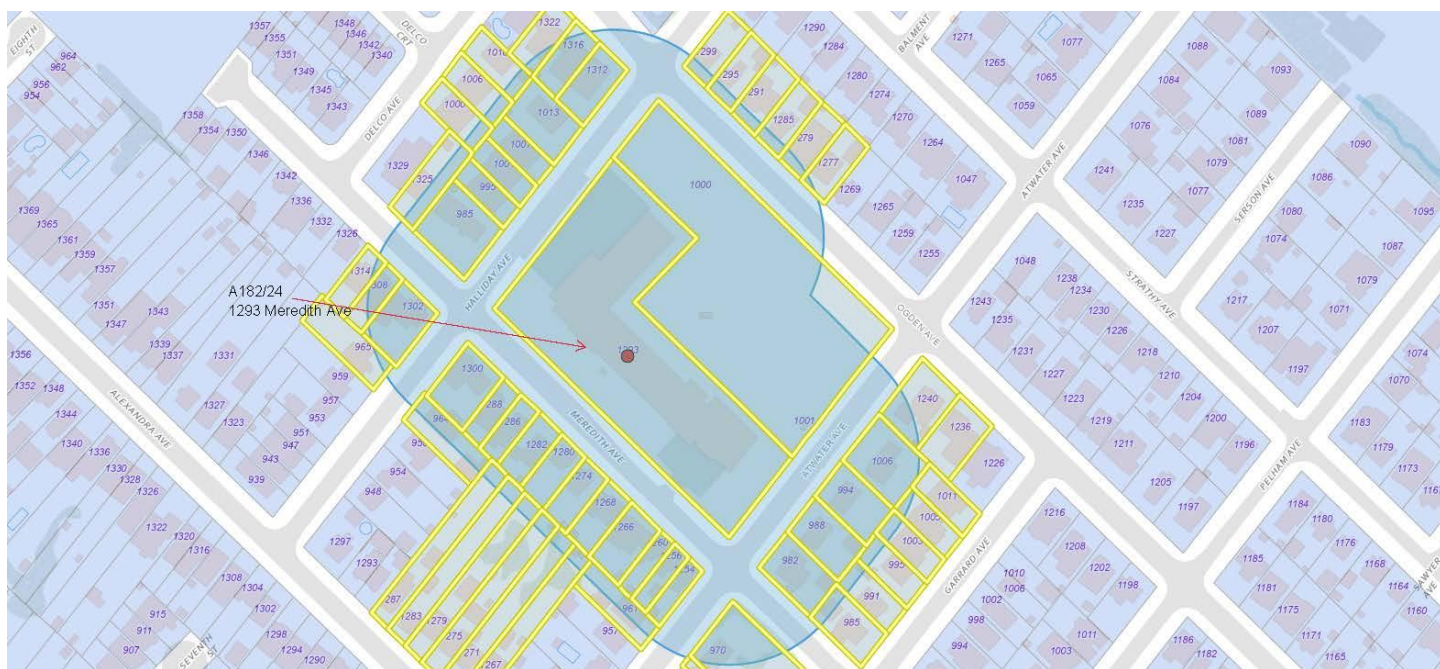
<http://www.mississauga.ca/portal/cityhall/council-and-committee-videos>

Additional Information:

- For more information about this matter, contact committee.adjustment@mississauga.ca or call 905-615-3200 x2408. Alternatively, information can be obtained in person by making an appointment with the Committee of Adjustment at 300 City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. Appointments can be booked using the “Book an appointment” button on the Committee’s webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.
- 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 or by mailing the Committee of Adjustment, 300 City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. This will also entitle you to be advised of any Ontario Land Tribunal (OLT) appeals.

Committee of Adjustment Appeal Process:

The Province of Ontario’s Bill 23, the More Homes Built Faster Act, 2022, limits who is allowed to appeal decisions made by the Committee of Adjustment. Going forward, only the applicant, the municipality, certain public bodies and the Minister can appeal a decision to the OLT. Individuals are no longer permitted to do so. For more information please see the “Appeal process” section on the Committee of Adjustment webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.



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.

City of Mississauga Department Comments

Date Finalized: 2024-04-24	File(s): A182.24 Ward: 1
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2024-05-02 1:00:00 PM

Consolidated Recommendation

The City recommends that the application be deferred.

Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of an addition proposing:

1. Roof top units (external heating and/or air conditioning equipment) whereas By-law 0225-2007, as amended, does not permit roof top units in an R3 Zone in this instance;
2. A centerline setback to Atwater Avenue of 12.20m (approx. 40.03ft) whereas By-law 0225-2007, as amended, requires a minimum centerline setback of 16.00m (approx. 52.50ft) in this instance;
3. A front yard setback of 2.57m (approx. 8.43ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 6.00m (approx. 19.69ft) in this instance;
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9. A combined circular driveway width of 16.20m (approx. 53.15ft) whereas By-law 0225-2007, as amended, permits a maximum combined circular driveway width of 8.50m (approx. 27.89ft) in this instance; and,
10. 0 Class A Parking Spaces whereas By-law 0225-2007, as amended, requires a minimum of 2 Class A Parking Spaces in this instance.

Background

Property Address: 1293 Meredith Ave

Mississauga Official Plan

Character Area: Lakeview Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

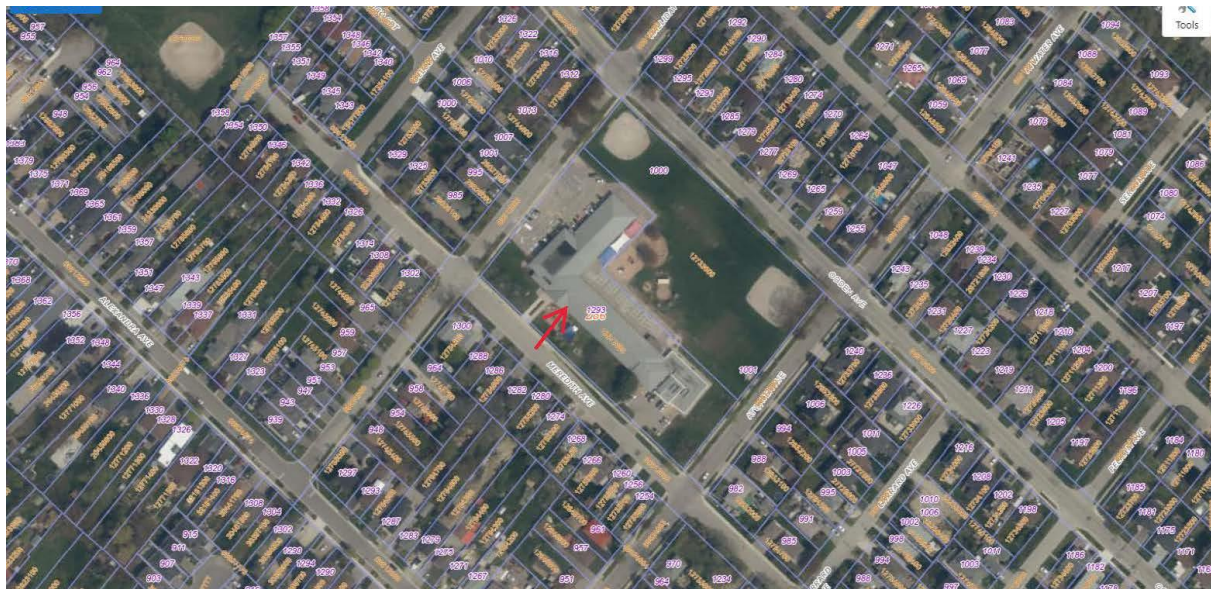
Zoning: R3-75- Residential

Other Applications: PAM 23-122 W1

Site and Area Context

The subject property is located within the Lakeview Neighbourhood Character Area. The property is bound by Halliday Avenue to the North, Atwater Avenue to the South, Ogden Avenue to the East and Meredith Avenue to the West. The immediate neighbourhood is entirely residential consisting of one and two-storey detached and semi-detached dwellings. The subject property contains a one-storey private school use.

The applicant is requesting minor variances to facilitate the development of a new one-storey addition to the existing one-storey private school. The variances are for rooftop structures, gross floor area, lot coverage, setbacks, number of driveways, circular driveway width and number of Class A parking spaces.



Comments

Planning

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. Approval of applications must meet the requirements set out under 45(1) and/or 45(2) (a) or (b) in the *Planning Act*.

Staff comments concerning the application are as follows:

Planning staff note that the proposal is subject to site plan control. The applicant has submitted for and attended a pre-application meeting (PAM) with planning staff.

The applicant has also submitted a pre-application zoning review for the proposed development under file IZR SP 23-10544.

Planning staff have no concerns with the proposal in principle, however, staff are unable to evaluate the applicant's variance requests as the variances proposed do not align with the drawings submitted. Staff also note that the variances identified through the pre-application zoning review do not align with the variances requested.

Through discussions with Planning staff involved in the PAM process, staff also note that the site triangle shown on the site plan drawing provided may have been reduced at the request of Transportation and Works staff. This may impact the values of the variances requested and the supporting drawings submitted for the application.

As such, Planning staff recommend that the application be deferred to allow the applicant an opportunity to proceed through the site plan process and identify the correct variances required to facilitate the proposal.

Comments Prepared by: Connor DiPietro, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed addition will be addressed by our Development Construction Section through the future Building Permit process.

Comments Prepared by: John Salvino, Development Engineering Technologist







Appendix 2 – Zoning Comments

The Building Department is processing Independent Zoning Review application IZR SP 23-10544. Based on review of the information available in this application, we advise that following amendments are required:

#2. A centerline setback to Atwater Avenue of 12.13m (approx. 40.03ft) whereas By-law 0225-2007, as amended, requires a minimum centerline setback of 16.00m (approx. 52.50ft) in this instance;

#3. A front yard setback of 2.89m (approx. 9.48ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 6.00m (approx. 19.69ft) in this instance;

Our comments may no longer be valid should there be changes in the Committee of Adjustment application that have yet to be submitted and reviewed through the Building Division application. To receive updated comments, the applicant must submit any changes to information or drawings separately through the above application.

Comments Prepared by: Gary Gagnier; Zoning Examiner

Appendix 3 – Parks, Forestry & Environment

The Parks and Culture Planning Section of the Community Services Department has no objections to the above noted minor variance application and advises as follows:

The lands adjacent to the property are owned by the City of Mississauga, identified as Petrescue Park (P-104) and zoned OS1 – Open Space – Community Park.

Should the application be approved, Community Services provides the following notes:

1. Given that the property is subject to a development application, PAM 23-122, all of Community Services' comments and/or requirements are being addressed through the development application.
2. Construction access from the adjacent park/greenlands is not permitted.
3. If access is required to City owned lands, a Consent to Enter Agreement/Park Access Permit will be required.
4. Stockpiling of construction materials and encroachment in the adjacent park/greenlands is not permitted.
5. 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.
6. 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.
7. 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 in Training - Park Assets, Community Services Department at 905-615-3200 ext. 4659 or via email Nicholas.Rocchetti@mississauga.ca.

Comments Prepared by: Nicholas Rocchetti, Planner in Training

Appendix 4 – Region of Peel

We have no comments or objections.

Comments Prepared by: Petrele Francois, Junior Planner



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A184.24
Ward: 7

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 434 Abruz Blvd, zoned R3-Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow an addition proposing an interior side yard setback of 1.25m (approx. 4.10ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 1.81m (approx. 5.94ft) in this instance.

The Committee has set **Thursday, May 2, 2024 at 1:00 PM** for the public hearing on this matter. 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/>.

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City of Mississauga Department Comments

Date Finalized: 2024-04-24	File(s): A184.24
To: Committee of Adjustment	Ward: 7
From: Committee of Adjustment Coordinator	Meeting date:2024-05-02 1:00:00 PM

Consolidated Recommendation

The City has no objections to the application.

Application Details

The applicant requests the Committee to approve a minor variance to allow an addition proposing an interior side yard setback of 1.25m (approx. 4.10ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 1.81m (approx. 5.94ft) in this instance.

Background

Property Address: 434 Abruz Blvd

Mississauga Official Plan

Character Area: **Cooksville NHD (East)**
Designation: **Residential Low Density I**

Zoning By-law 0225-2007

Zoning: **R3-Residential**

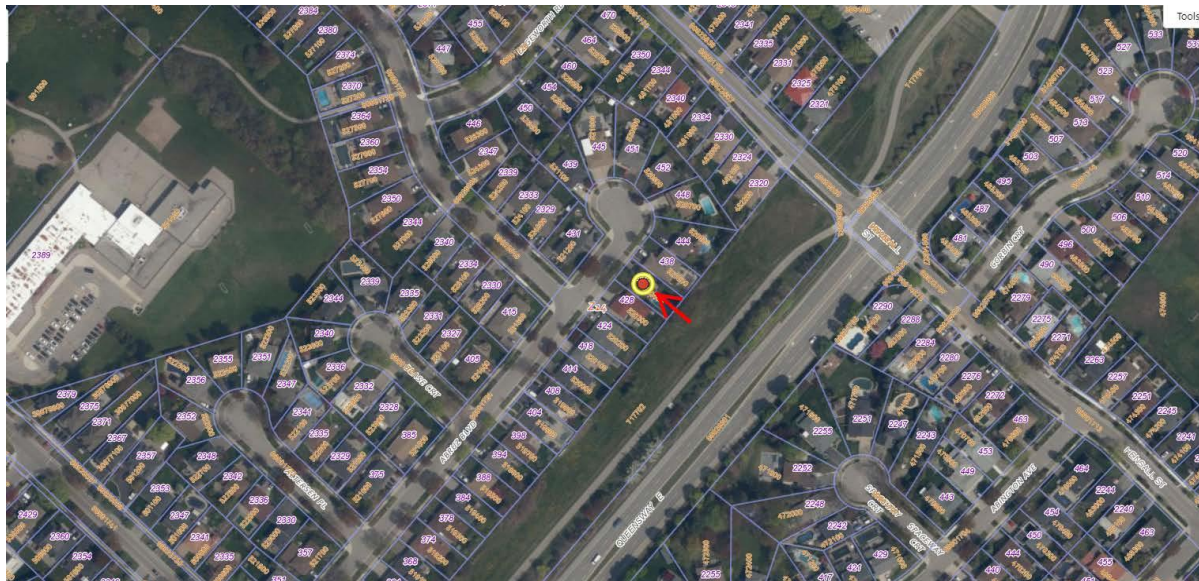
Other Applications: BP 9ALT 24-470

Site and Area Context

The subject property is located north-east of the Cliff Road and Queensway East intersection in the Cooksville Neighbourhood Character Area. It currently contains a two storey detached dwelling with an attached garage. The subject property has a lot frontage of +/- 15.21m (49.90ft)

and a lot area of +/- 557.09m² (5,996.46ft²). There are limited landscaping and vegetation elements in both the front and rear yards. The surrounding area context is predominantly residential, consisting of a mix of single and two storey detached dwellings on lots of varying sizes.

The applicant is proposing to construct an addition on the subject property requiring a variance for side yard setback.



Comments

Planning

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. Approval of applications must meet the requirements set out under 45(1) and/or 45(2) (a) or (b) in the *Planning Act*.

Staff comments concerning the application of the four tests to this minor variance request are as follows:

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

The subject property is located in the Cooksville Neighbourhood Character Area and is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan (MOP). Section 9 of MOP promotes development with appropriate urban form and site design, regulating that such development is compatible with the existing site conditions, the surrounding context, and the landscape of the character area. The proposed second storey addition will be located above the existing dwelling's footprint and staff note that no variances for lot coverage or height for the proposed addition are proposed. Therefore, the proposal maintains the

residential character of the lot and surrounding area. Staff are satisfied that the general intent and purpose of the official plan are maintained.

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

The sole variance requests a reduction in the side yard setback to the proposed second storey addition. The intent of the side yard setback regulation is to ensure that there is an appropriate buffer between structures on abutting properties, unencumbered access to the rear yard is maintained and appropriate drainage is provided. Staff note that the first storey of the dwelling requires a 1.2m (3.93ft) setback on both sides of the dwelling with the second storey requiring a 1.81m (5.94ft) setback. The proposed second storey addition is to sit directly on top of the first storey on the west side of the dwelling maintaining the first storey setback. Staff note there is no additional variances sought for gross floor area, lot coverage or dwelling depth, mitigating any potential massing concerns on the site. Staff find the proposed reduction is negligible and that the proposed setback maintains an appropriate buffer between structures and provides unencumbered access to the rear yard. Transportation and Works staff have raised no drainage concerns. As such, staff are of the opinion that the requested variance is a minor deviation from the by-law and the application maintains the general intent and purpose of the zoning by-law.

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

Staff are satisfied that the proposal represents appropriate development of the subject lands. The variance is minor in nature and will not create any undue impacts to adjoining properties or the planned or existing character in the area.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

We are noting for the Committee's information that any Transportation and Works Department concerns or requirements for the proposed addition, will be addressed through the Building Permit Process. From our site inspection of the property, we note that we do not foresee any drainage related concerns with the addition provided that the existing drainage pattern be maintained.





Comments Prepared by: Tony Iacobucci, T&W Development Engineering

Appendix 2 – Zoning Comments

The Building Division is processing Building Permit application 24-470. Based on the review of the information available in this application, the requested variance is correct.

Our comments may no longer be valid should there be changes in the Committee of Adjustment application that have yet to be submitted and reviewed through the Building Division application. To receive updated comments, the applicant must submit any changes to information or drawings separately through the above application.

Comments Prepared by: Minan Song, Zoning Examiner

Appendix 3 – Parks, Forestry & Environment

The Parks and Culture Planning Section of the Community Services Department has no objections to the above noted minor variance application and advises as follows:

The lands adjacent to the property are owned by Hydro One, leased by the City of Mississauga, identified as Not Yet Named (P-361) *(Queensway Trail) and zoned U – Utility.

Should the application be approved, Community Services provides the following notes:

1. Construction access from the adjacent park/greenlands is not permitted.
2. If access is required to City owned lands, a Consent to Enter Agreement/Park Access Permit will be required.
3. Stockpiling of construction materials and encroachment in the adjacent park/greenlands is not permitted.
4. 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.
5. 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.
6. 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 in Training - Park Assets, Community Services Department at 905-615-3200 ext. 4659 or via email Nicholas.Rocchetti@mississauga.ca.

Comments Prepared by: Nicholas Rocchetti, Planner in Training

Appendix 4 – Region of Peel

Minor Variance: A-24-184M / 434 Abruz Blvd.

Development Engineering: Wendy Jawdek (905) 791-7800 x6019

Comments:

- Installation of and alterations to property line water valves require inspection by Region of Peel inspectors to confirm if these works are completed in accordance with Region of Peel Design Criteria, Standards, and Specifications.
- Proposals to connect to an existing service lateral require approval from a Region of Peel inspector at construction stage.
- Please be advised that service connection sizes shall be in compliance with the Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more

information, please contact Servicing Connections by email at siteplanservicing@peelregion.ca.

- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals may be required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections by email at siteplanservicing@peelregion.ca.

Comments Prepared by: Petrele Francois, Junior Planner

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 3093 Sir John's Homestead, zoned R3- Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow the construction of an addition proposing:

1. A below grade side entrance setback of 0.72m (approx. 2.36ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 1.20m (approx. 3.94ft) in this instance;
2. A right side yard second storey setback to the addition of 1.74m (approx. 5.71ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 1.81m (approx. 5.94ft) in this instance;
3. A right side yard setback to the eaves of 1.20m (approx. 3.94ft) whereas By-law 0225-2007, as amended, requires a minimum setback to the eaves of 1.36m (approx. 4.46ft) in this instance;
4. A right interior side yard balcony setback of 1.51m (approx. 4.95ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 1.81m (approx. 5.94ft) in this instance.

The Committee has set **Thursday, May 2, 2024 at 1:00 PM** for the public hearing on this matter. 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/>.

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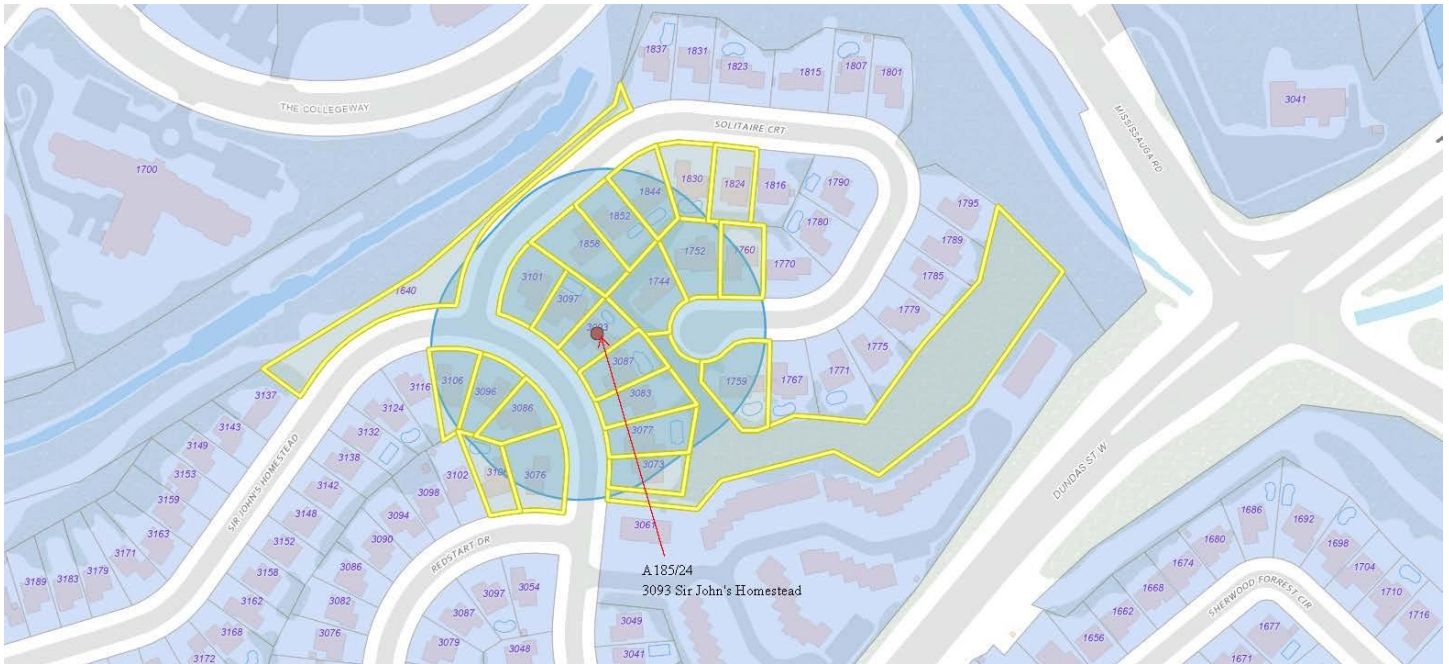
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City of Mississauga Department Comments

Date Finalized: 2024-04-24	File(s): A185.24 Ward: 8
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2024-05-02 1:00:00 PM

Consolidated Recommendation

The City recommends that the Committee have regard for all comments and evidence provided by the applicant and area residents when assessing if the application, as requested, meets the requirements of Section 45(1) of the Planning Act. The applicant may wish to defer the application to ensure that all required variances have been accurately identified.

Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of an addition proposing:

1. A below grade side entrance setback of 0.72m (approx. 2.36ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 1.20m (approx. 3.94ft) in this instance;
2. A right side yard second storey setback to the addition of 1.74m (approx. 5.71ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 1.81m (approx. 5.94ft) in this instance;
3. A right side yard setback to the eaves of 1.20m (approx. 3.94ft) whereas By-law 0225-2007, as amended, requires a minimum setback to the eaves of 1.36m (approx. 4.46ft) in this instance;
4. A right interior side yard balcony setback of 1.51m (approx. 4.95ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 1.81m (approx. 5.94ft) in this instance.

Background

Property Address: 3093 Sir John's Homestead

Mississauga Official Plan

Character Area: **Erin Mills Neighbourhood**
Designation: **Residential Low Density I**

Zoning By-law 0225-2007

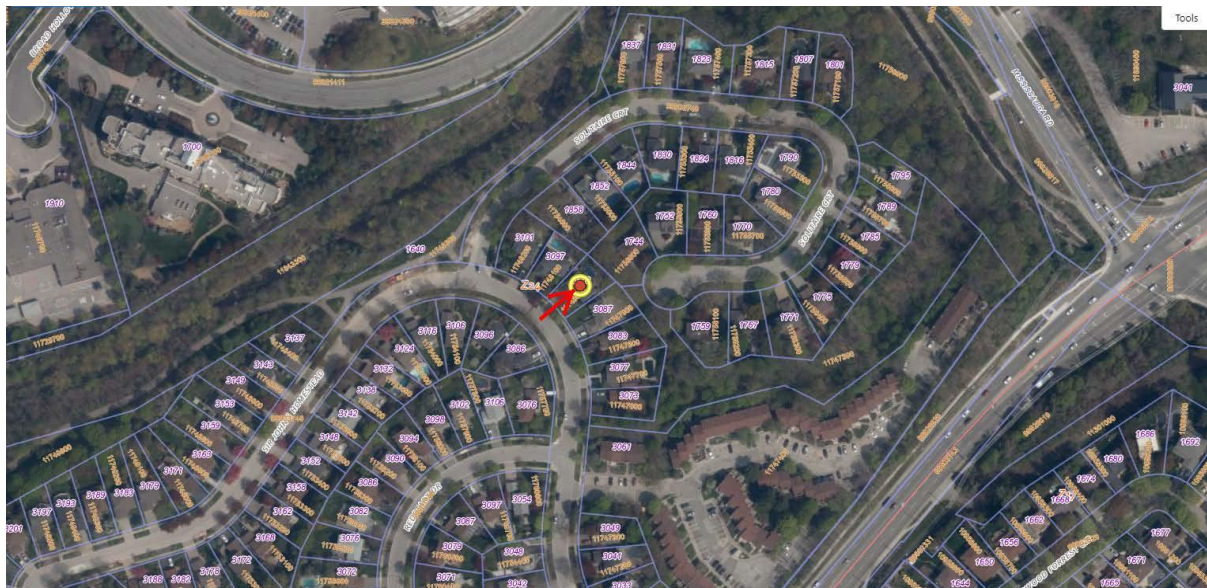
Zoning: R3- Residential

Other Applications: Building Permit application SEC UNIT 23-10326

Site and Area Context

The subject property is located in the Erin Mills Neighbourhood Character Area, northwest of the Dundas Street West and Mississauga Road intersection. The immediate neighbourhood primarily consists of two-storey detached dwellings with mature vegetation in the front yards. Row houses exist in the greater vicinity, south of the subject property. The subject property contains a two-storey detached dwelling with mature vegetation in the front yard.

The applicant proposes a two-storey addition in the front yard requiring variances related to setbacks measured to the proposed below grade entrance, second storey, eaves and balcony.



Comments

Planning

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. Approval of applications must meet the requirements set out under 45(1) and/or 45(2) (a) or (b) in the *Planning Act*.

Staff comments concerning the application are as follows:

The subject property is located in the Erin Mills Neighbourhood Character Area and is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan (MOP).

The Residential Low Density I designation permits detached, semi-detached and duplex dwellings.

The applicant is proposing a two-storey addition in the front yard to the existing two-storey dwelling.

Variances #1-4 pertain to reductions in side yard setbacks for the below grade entrance, second storey, eave and balcony respectively. The general intent of the side yard regulations in the by-law, in this instance, is to ensure that an adequate buffer exists between the massing of primary structures on adjoining properties as well as ensuring appropriate access to the rear yard and appropriate drainage is preserved.

With regards to Variance #1, much of the proposed entrance is below grade. Staff are satisfied that the proposal creates no impacts on massing or separation between structures. Access to the rear yard is located on the other side of the dwelling maintaining access to the yard. Furthermore Transportation & Works staff have raised no drainage concerns regarding the below-grade entryway.

Variances #2, #3, #4 are for reductions in the side yard setback is measured to the second storey, the eaves and the balcony. The existing dwelling meets the minimum side yard setback requirement, and the applicant is proposing to align the addition to the existing dwelling. Staff note that the addition is small and does not span the entire width of the side wall of the dwelling. Further, staff note the lot is pie shaped due to which the setbacks are measured only to a pinch point, which increases as you move from the front of the dwelling towards the rear. Staff are satisfied that the requested variances represent a minor deviation from the minimum setback requirements.

Through a detailed review of the application, staff is of the opinion that the application is appropriate to be handled through the minor variance process. Further, the application raises no concerns of a planning nature.

Comments Prepared by: Shivani Chopra, Planning Associate

Appendices

Appendix 1 – Transportation and Works Comments

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed addition will be addressed by our Development Construction Section through Building Permit SEC UNIT-23/10326.

Comments Prepared by: John Salvino, Development Engineering Technologist



Appendix 2 – Zoning Comments

The Building Department is processing Building Permit application SEC UNIT 23-10326. Based on review of the information available in this application, we advise that more information is required in order to verify the accuracy of the requested variance(s) or determine whether additional variance(s) will be required.

City Department and Agency Comments	File:A185.24	2024/04/24	5
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Please note that comments reflect those provided through the above application. These comments may no longer be valid should there be changes contained within this Committee of Adjustment application that have not been submitted and reviewed through the application noted above. The applicant must submit any changes and/or updates to information and/or drawings separately through the above application in order to receive updated comments.

Comments Prepared by: Andrew Wemekamp, Zoning Examiner.

Appendix 3 – Region of Peel

Minor Variance: A-24-185M / 3093 Sir John's Homestead

Development Engineering: Wendy Jawdek (905) 791-7800 x6019

Comments:

- Installation of and alterations to property line water valves require inspection by Region of Peel inspectors to confirm if these works are completed in accordance with Region of Peel Design Criteria, Standards, and Specifications.
- Proposals to connect to an existing service lateral require approval from a Region of Peel inspector at construction stage.
- Please be advised that service connection sizes shall be in compliance with the Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections by email at siteplanservicing@peelregion.ca.
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals may be required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections by email at siteplanservicing@peelregion.ca.

Comments Prepared by: Petrele Francois, Junior Planner



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A186.24
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 1438 Garnet Ave, zoned R3-1- Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow an accessory structure with an area of 16.82sq m (approx. 181.05sq ft) whereas By-law 0225-2007, as amended, permits a maximum accessory structure area of 10.00sq m (approx. 107.64sq ft) in this instance.

The Committee has set **Thursday, May 2, 2024 at 1:00 PM** for the public hearing on this matter. 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/>.

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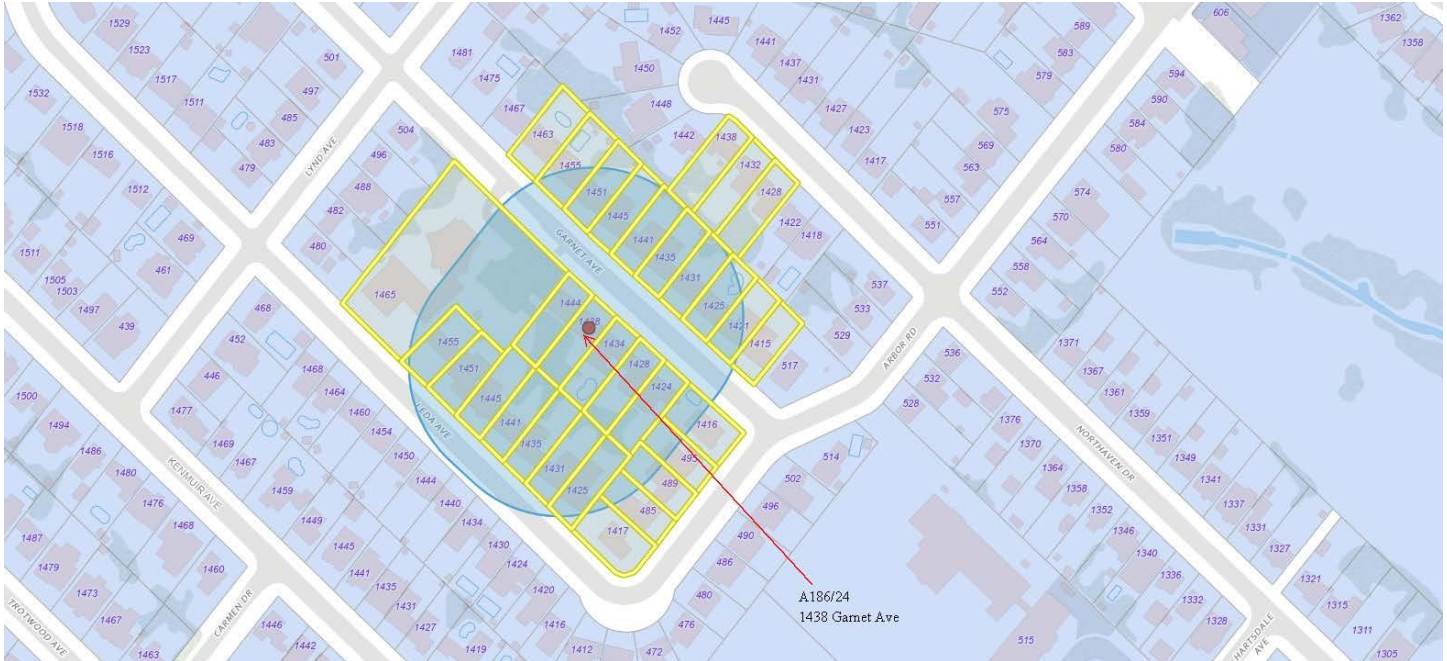
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City of Mississauga Department Comments

Date Finalized: 2024-04-24	File(s): A186.24
To: Committee of Adjustment	Ward: 1
From: Committee of Adjustment Coordinator	Meeting date:2024-05-02 1:00:00 PM

Consolidated Recommendation

The City recommends that the Committee have regard for all comments and evidence provided by the applicant and area residents when assessing if the application meets the requirements of Section 45 (1) of the Planning Act. The applicant may wish to defer the application to ensure the accuracy of the requested variance and that additional variances are not required.

Application Details

The applicant requests the Committee to approve a minor variance to allow an accessory structure with an area of 16.82sq m (approx. 181.05sq ft) whereas By-law 0225-2007, as amended, permits a maximum accessory structure area of 10.00sq m (approx. 107.64sq ft) in this instance.

Background

Property Address: 1438 Garnet Ave

Mississauga Official Plan

Character Area: **Mineola Neighborhood**
Designation: **Residential Low Density II**

Zoning By-law 0225-2007

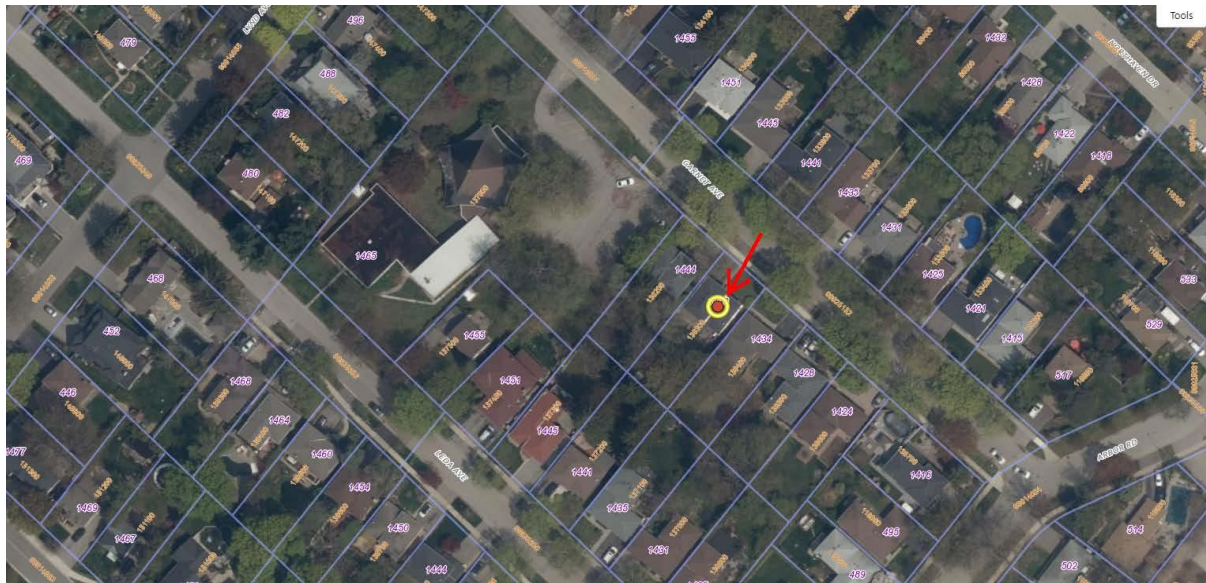
Zoning: R3-1- Residential

Other Applications: None

Site and Area Context

The subject property is located in the Mineola Neighbourhood Character Area, south of the Cawthra Road and South Service Road intersection. The immediate neighbourhood consists of a mix of one, one and a half and two-storey detached dwellings with vegetation in the front yards. The subject property contains a one-storey side split detached dwelling with mature vegetation in the front yard.

The application proposes to legalize an existing accessory structure in the rear yard requesting a variance for accessory structure area.



Comments

Planning

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. Approval of applications must meet the requirements set out under 45(1) and/or 45(2) (a) or (b) in the *Planning Act*.

Staff comments concerning the application are as follows:

The subject property is located in the Mineola Neighbourhood Character Area and is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits detached, semi-detached, duplex, triplex and other forms of low-rise dwellings with individual frontages.

The sole variance requested relates to accessory structure area on the subject property. The intent of the zoning by-law provisions regarding accessory structures is to ensure that the structures are proportional to the lot and dwelling and clearly accessory while not presenting any massing or overlook concerns to neighbouring lots. Staff note that while the proposed area of 16.82m² (181.05ft²) exceeds by-law area regulations for an individual accessory structure, the proposed area is within the maximum permissible combined area of 30m² (322.91ft²).

Furthermore, the accessory structure only represents approximately 2.5% of the total lot coverage. It is also noted that the accessory structure is approximately 10 times smaller than the dwelling. Staff are satisfied that the accessory structure is clearly accessory and proportionate to the lot.

No additional variances have been requested for setbacks, lot coverage and height, limiting the massing impacts to abutting properties.

Through a detailed review of the application, staff are of the opinion that the application is appropriate to be handled through the minor variance process. Further, the application raises no concerns of a planning nature.

Comments Prepared by: Shivani Chopra, Planning Associate

Appendices

Appendix 1 – Transportation and Works Comments

Enclosed please find pictures of the structure which has been constructed. We advise that the structure must be equipped with an eaves trough and down spout directed in such a manor to not impact any of the adjacent properties.

Comments Prepared by: John Salvino, Development Engineering Technologist





Appendix 2 – Zoning Comments

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: Minan Song, Zoning Examiner

Appendix 3 – Region of Peel

We have no comments or objections.

Comments Prepared by: Petrele Francois, Junior Planner



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A187.24
Ward: 1

In Person and Virtual Public Hearing

Why you received this letter:

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Details of the application and meeting information:

The property owner of 65-71 Lakeshore Road East, zoned C4-66- Commercial, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow parking on the property proposing:

1. 0 accessible parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 6 accessible parking spaces in this instance;
2. 6 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 32 parking spaces in this instance; and,
3. To permit a patio whereas By-law 0225-2007, as amended, does not permit a patio in this instance.

The Committee has set **Thursday, May 2, 2024 at 1:00 PM** for the public hearing on this matter. 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/>.

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City of Mississauga Department Comments

Date Finalized: 2024-04-24	File(s): A187.24
To: Committee of Adjustment	Ward: 1
From: Committee of Adjustment Coordinator	Meeting date:2024-05-02 1:00:00 PM

Consolidated Recommendation

The City recommends that the Committee have regard for all comments and evidence provided by the applicant and area residents when assessing if the application, as requested, meets the requirements of Section 45(1) of the Planning Act.

Application Details

The applicant requests the Committee to approve a minor variance to allow parking on the property proposing:

1. 0 accessible parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 6 accessible parking spaces in this instance;
2. 6 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 32 parking spaces in this instance; and,
3. To permit a patio whereas By-law 0225-2007, as amended, does not permit a patio in this instance.

Amendments

The Building Department is processing Certificate of Occupancy C 23-8934. Based on review of the information available in this application, we advise that following amendment(s) are required:

Delete Variance 3. To permit a patio whereas By-law 0225-2007, as amended, does not permit a patio in this instance.

Background

Property Address: 65-71 Lakeshore Road East

Mississauga Official Plan

Character Area: **Port Credit Community Node**

Designation: **Mixed Use**

Zoning By-law 0225-2007

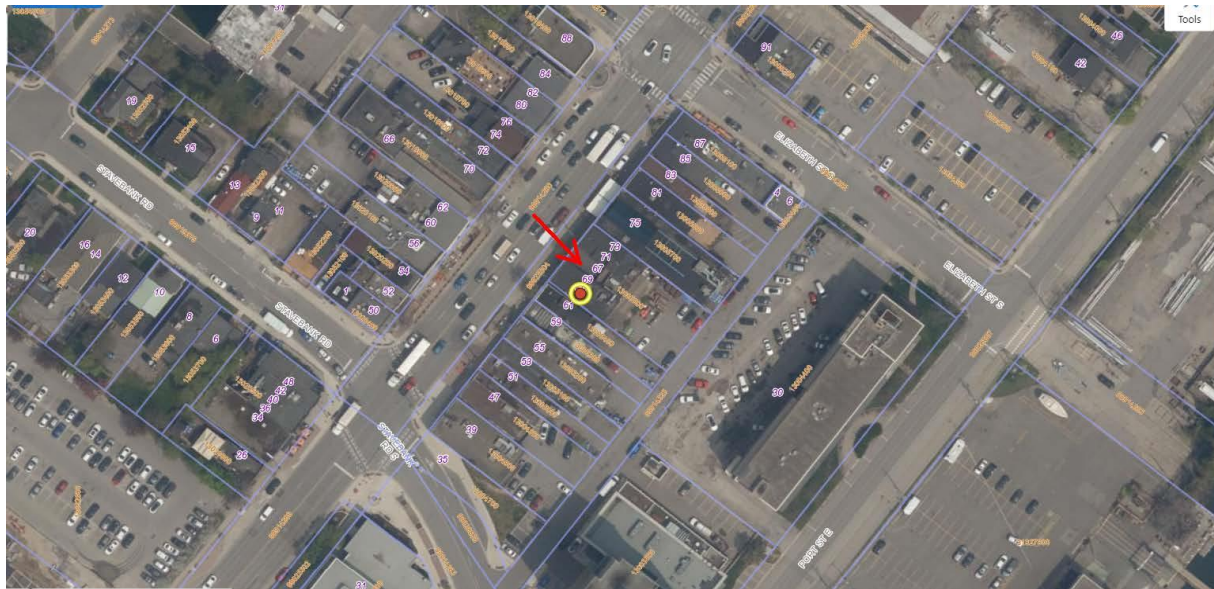
Zoning: **C4-66- Commercial**

Other Applications:

Site and Area Context

The subject property is located within the Port Credit Community Node, west of the Hurontario Street and Lakeshore Road East intersection. The subject site contains two commercial buildings with commercial uses. Minimal vegetation in the form of street trees align Lakeshore Road East. The broader area consists of a mix of commercial and both high, and low-density residential uses with minimal vegetation throughout the properties.

The application proposes variances for reduced parking and to permit an outdoor patio.



Comments

Planning

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. Approval of applications must meet the requirements set out under 45(1) and/or 45(2) (a) or (b) in the *Planning Act*.

Staff comments concerning the application are as follows:

The subject property is designated Mixed Use in Schedule 10 of the Mississauga Official Plan (MOP), which permits many uses, including commercial uses.

The intent of the zoning by-law in quantifying the required number of parking spaces is to ensure that each lot is self-sufficient in providing adequate parking accommodations based upon its intended use. Section 8.4 of the official plan contemplates potential reductions in parking requirements and alternative parking arrangements in appropriate situations. Municipal Parking staff have reviewed the variance request and note as follows:

With respect to Committee of Adjustment application 'A' 187.24, 65-71 Lakeshore Road East, the applicant requests the Committee to approve a minor variance to allow reduced parking for the subject property and proposes:

6 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 32 parking spaces in this instance.

Per the materials provided by the applicant, the subject property currently operates as a Restaurant. The requested variance is triggered by the applicant's request to add a permanent outdoor patio area in the rear parking lot, which causes the removal of some of the existing parking spaces. The restaurant has a non-residential Gross Floor Area (GFA) of 602.21 square meters. The subject site is located within C4-66 Zoning Area, Parking Precinct 1.

Per Section 3.1.2.2 of Mississauga Zoning By-law, Restaurant uses with a non-residential GFA over 220 square meters located in Parking Precinct 1 require a minimum of 6 parking spaces per 100 square meters of non-residential GFA. Therefore, with a proposed GFA of 602.21 square meters, a minimum of 36 parking spaces shall be required. Zoning staff advised that the subject property had previously made a payment-in-lieu contribution for 4 parking spaces, consequently the total required number of parking spaces is 32 in this instance. The applicant proposes 6 parking spaces on site. As such, 32 parking spaces are required whereas 6 parking spaces can be accommodated, which generates a parking deficiency of 26 spaces or 81.25%.

As the proposed parking deficiency exceeds 10%, a satisfactory Parking Utilization Study (PUS) is required as per the City's Parking Terms of Reference provision.

The applicant submitted a Parking Utilization Study dated April 2, 2024, prepared by Harper Dell & Associates. A six-day survey at the subject site was undertaken in February 2024. The study used a qualitative methodology, focusing on surveying the party size, modes of transportation, and parking locations utilized by on-site customers. The findings from the study reveal that, of the 147 parties that patronized the business during the survey period, approximately 52% opted

to utilize either on-street parking or nearby public and private parking facilities. The remainder of the clientele either walked to the site or employed alternative transportation methods, including taxis and public transit. Upon a detailed examination of the off-site parking facilities' locations, it was determined that these sites are situated within a reasonable walking distance from the subject site. Furthermore, the study results reveal that the parking demand generated by the business did not appear to significantly impact the occupancy levels of existing nearby parking infrastructures. Given the availability of existing parking spaces and public transit in the area, staff find that the results of the PUS are supportive of the requested parking reduction and therefore have no further concerns regarding the requested variance.

Zoning staff have advised that the requested variance is correct.

Given the above, Municipal Parking staff can support 6 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 32 parking spaces in this instance.

Planning staff echo Municipal Parking staff's comments and are supportive of variances #1 and 2. According to Zoning staff variance #3 is no longer required. However, staff note to the applicant that all permanent patios are subject to site plan control and require a site plan application.

Comments Prepared by: Connor DiPietro, Committee of Adjustment

Appendices

Appendix 1 – Transportation and Works Comments

Enclosed are photos of the front and rear of the property. We have no drainage concerns with the proposed patio.

Comments Prepared by: John Salvino, Development Engineering Technologist





Appendix 2 – Zoning Comments

The Building Department is processing Certificate of Occupancy C 23-8934. Based on review of the information available in this application, we advise that following amendment(s) are required:

Delete Variance 3. To permit a patio whereas By-law 0225-2007, as amended, does not permit a patio in this instance.

Our comments may no longer be valid should there be changes in the Committee of Adjustment application that have yet to be submitted and reviewed through the Building Division application. To receive updated comments, the applicant must submit any changes to information or drawings separately through the above application.

Comments Prepared by: Minan Song, Zoning Examiner

Appendix 3 – Region of Peel

We have no comments or objections.

Comments Prepared by: Petrele Francois, Junior Planner



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A188.24
Ward: 8

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 2818 Council Ring Road, zoned R3- Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow a front porch extension proposing:

1. A lot coverage of 36.86% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% in this instance; and,
2. A front yard setback of 7.15m (approx. 23.46ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 7.50m (approx. 24.61ft) in this instance.

The Committee has set **Thursday, May 2, 2024 at 1:00 PM** for the public hearing on this matter. 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/>.

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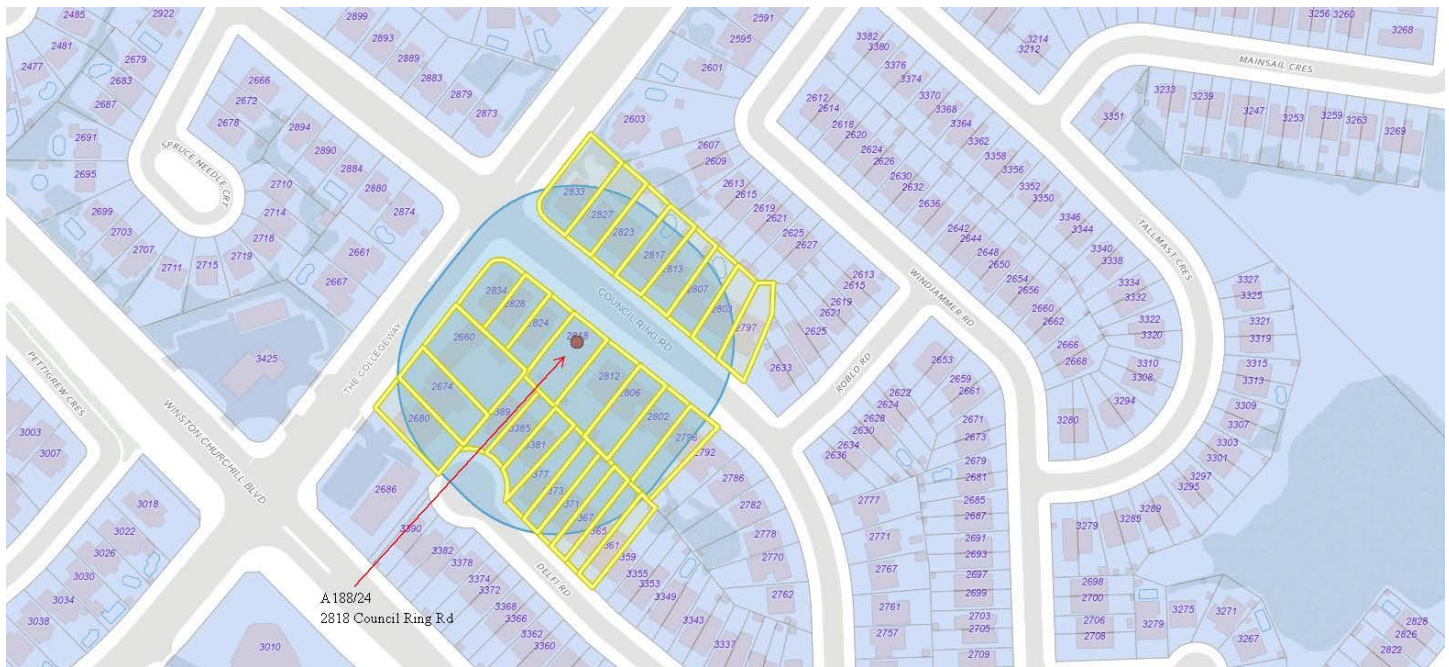
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City of Mississauga Department Comments

Date Finalized: 2024-04-24	File(s): A188.24
To: Committee of Adjustment	Ward: 8
From: Committee of Adjustment Coordinator	Meeting date:2024-05-02 1:00:00 PM

Consolidated Recommendation

The City has no objections to the application. The applicant may wish to defer the application to ensure that all required variances have been accurately identified.

Application Details

The applicant requests the Committee to approve a minor variance to allow a front porch extension proposing:

1. A lot coverage of 36.86% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% in this instance; and,
2. A front yard setback of 7.15m (approx. 23.46ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 7.50m (approx. 24.61ft) in this instance.

Background

Property Address: 2818 Council Ring Road

Mississauga Official Plan

Character Area: **Erin Mills Neighbourhood**
Designation: **Residential Low Density I**

Zoning By-law 0225-2007

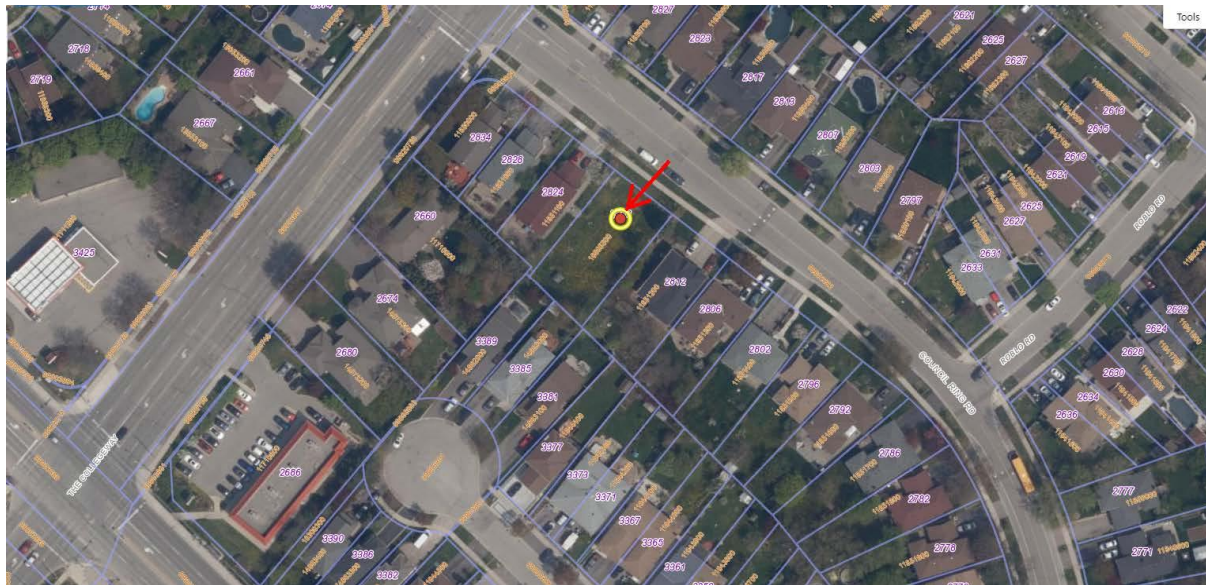
Zoning: R3- Residential

Other Applications: None

Site and Area Context

The subject property is located within the Erin Mills Neighbourhood Area, south of the Winston Churchill Boulevard and The Collegeway intersection. The immediate neighbourhood is residential consisting of a mix of one and two-storey detached dwellings on lots with limited mature vegetation in both the front and rear yards. The subject lot is currently vacant with some vegetation in the front yard.

The applicant is proposing a two-storey dwelling requesting variances for lot coverage and front yard setback.



Comments

Planning

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. Approval of applications must meet the requirements set out under 45(1) and/or 45(2) (a) or (b) in the *Planning Act*.

Staff comments concerning the application of the four tests to this minor variance request are as follows:

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

The subject property is located in the Erin Mills Neighbourhood Character Area and is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits detached, semi-detached and duplex dwellings. Section 9 of MOP promotes development with appropriate urban form and site design, regulating that such development is compatible with the existing site conditions, the surrounding context, and the landscape of the character area. Planning staff are of the opinion that the proposed built form is appropriate for the subject property given surrounding conditions and will not negatively impact the streetscape. Further, staff are satisfied that the proposal respects the designated and

surrounding land uses. Therefore, planning staff are of the opinion that the general intent and purpose of the official plan are maintained.

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

Variance #1 requests an increase in 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 note that the dwelling's footprint represents 33.69% of the total lot coverage in this instance, which under the maximum permissible lot coverage of 35%. Further, the front porch represents only 3.16% of the proposed lot coverage. Staff note that the application requests an overall increase of 1.86% from the permissible regulation, which can be entirely attributed to the porch. Staff are of the opinion that the porch is partially covered and does not pose the same massing impacts as an enclosed structure and presents negligible massing concerns. Staff are satisfied that the requested increase in the overall lot coverage represents a minor deviation from the zoning by-law requirements.

Variance #2 pertains to front yard setback measured to a covered porch. 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 note that the dwelling itself meets the required setbacks and that the proposed porch is a primarily open structure, mitigating potential negative impacts. A review of homes in the neighbourhood concludes that similar front yard setbacks to front porches are present throughout the neighbourhood. Staff are of the opinion that because the proposed porch is appropriately sized for the dwelling and reflects current neighbourhood conditions, the variances would not have any significant impact to the streetscape. Finally, the proposal is able to maintain an appropriate soft landscaping in the front yard.

Given the above it is the opinion of Planning staff that the application maintains the general intent and purpose of the Zoning By-law.

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

Staff are satisfied that the proposal represents appropriate development of the subject lands. It is staff's opinion that the proposal poses no massing concerns on abutting properties and that the application maintains the existing and planned context of the surrounding area. Further, staff are satisfied that the variances, both individually and cumulatively, are minor in nature as the proposal will not create any undue impacts to adjoining properties.

Comments Prepared by: Shivani Chopra, Planning Associate

Appendices

Appendix 1 – Transportation and Works Comments

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed porch will be addressed by our Development Construction Section through Building Permit BP 9NEW-23/4345.

Comments Prepared by: John Salvino, Development Engineering Technologist



Appendix 2 – Zoning Comments

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: Minan Song, Zoning Examiner

Appendix 3 – Region of Peel

We have no comments or objections.

Comments Prepared by: Petrele Francois, Junior Planner



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A189.24 A190.24
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 94 and 100 Lakeshore Road E, zoned C4-55- Commercial, has applied for a minor variance under Section 45 of the Planning Act. A189/24

The applicant requests the Committee to approve a minor variance for the retained lot of B38/23 to allow a driveway aisle width of 3.50m (approx. 11.48ft) whereas By-law 0225-2007, as amended, requires a minimum driveway aisle width of 7.00m (approx. 22.97ft) in this instance.

A190/24

The applicant requests the Committee to approve a minor variance for the severed lot of B38/23 to allow a driveway aisle width of 3.50m (approx. 11.48ft) whereas By-law 0225-2007, as amended, requires a minimum driveway aisle width of 7.00m (approx. 22.97ft) in this instance.

The Committee has set **Thursday, May 2, 2024 at 1:00 PM** for the public hearing on this matter. 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/>.

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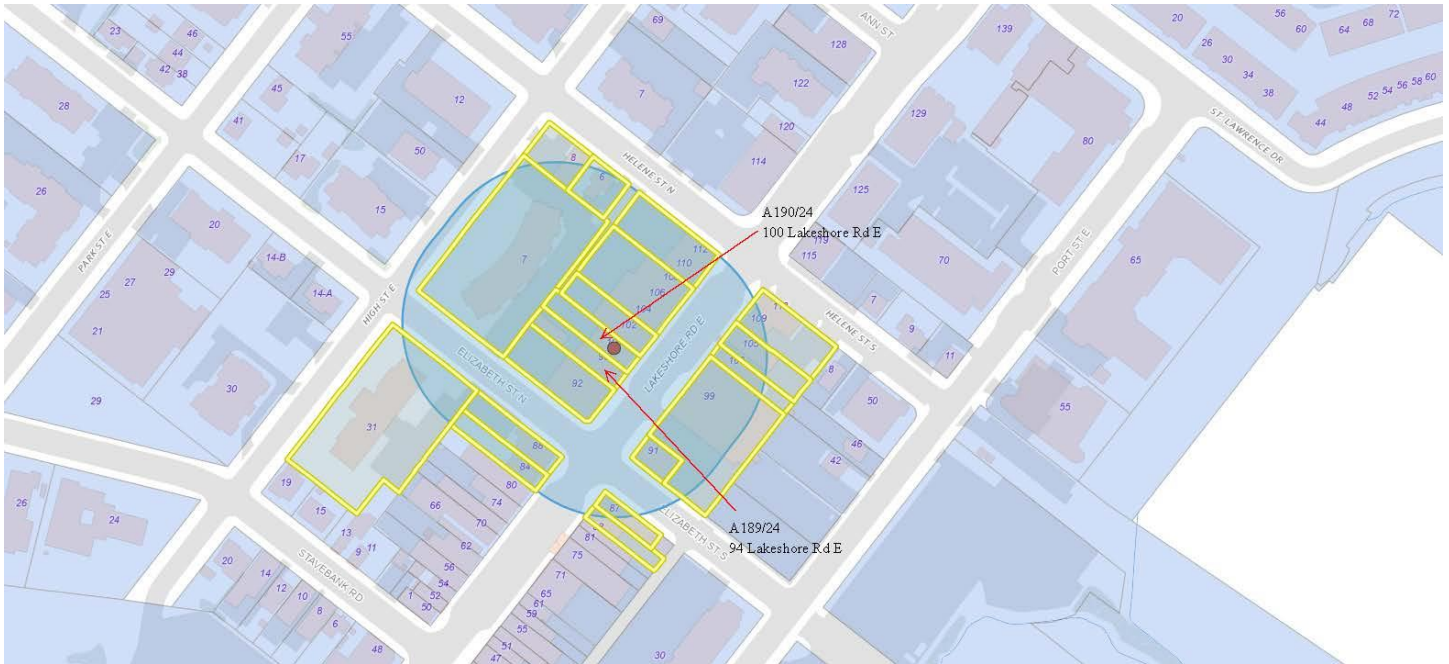
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City of Mississauga Department Comments

Date Finalized: 2024-04-24	File(s): A189.24 A190.24 Ward: 1
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2024-05-02 1:00:00 PM

Consolidated Recommendation

The City recommends that the Committee have regard for all comments and evidence provided by the applicant and area residents when assessing if the application, as requested, meets the requirements of Section 45(1) of the Planning Act.

Application Details

A189/24

The applicant requests the Committee to approve a minor variance for the retained lot of B38/23 to allow a driveway aisle width of 3.50m (approx. 11.48ft) whereas By-law 0225-2007, as amended, requires a minimum driveway aisle width of 7.00m (approx. 22.97ft) in this instance.

A190/24

The applicant requests the Committee to approve a minor variance for the severed lot of B38/23 to allow a driveway aisle width of 3.50m (approx. 11.48ft) whereas By-law 0225-2007, as amended, requires a minimum driveway aisle width of 7.00m (approx. 22.97ft) in this instance.

Background

Property Address: 94 and 100 Lakeshore Road E

Mississauga Official Plan

Character Area: **Port Credit Community Node**
Designation: **Mixed Use**

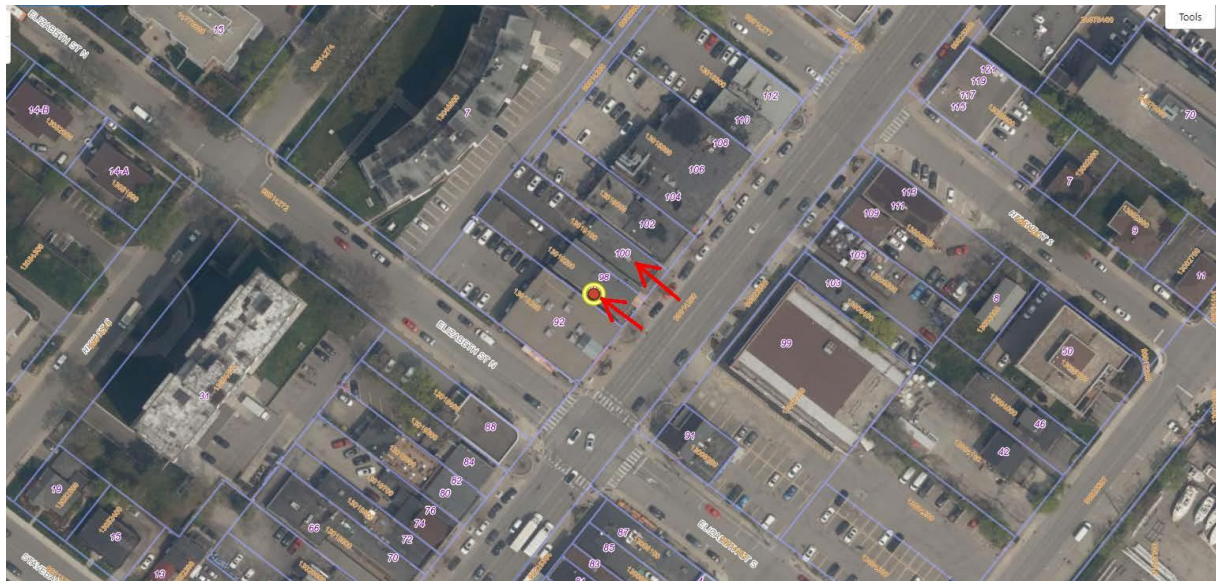
Zoning By-law 0225-2007

Zoning: C4-55- Commercial

Other Applications: Preliminary Zoning Review application PREAPP 23-7201; Consent Applications B77.22 and B38.23.**Site and Area Context**

The subject property is located within the Port Credit Community Node, west of the Hurontario Street and Lakeshore Road East intersection. The subject site contains two commercial buildings with commercial uses. Minimal vegetation in the form of street trees align Lakeshore Road East. The broader area consists of a mix of commercial, high, and low-density residential uses with minimal vegetation throughout the properties.

The application proposes variances for reduced drive aisle widths.

**Comments****Planning**

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. Approval of applications must meet the requirements set out under 45(1) and/or 45(2) (a) or (b) in the *Planning Act*.

Staff comments concerning the application are as follows:

The subject property is designated Mixed Use in Schedule 10 of the Mississauga Official Plan (MOP), which permits many uses, including commercial uses.

Planning and Transportation and Works staff have no concerns regarding the requested variances. The applicant has confirmed that reciprocal access rights between the two properties

City Department and Agency Comments	File:A189.24 A190.24	2024/04/24	3
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has been secured via private easements. Staff note that the drive aisle widths represent existing conditions and staff are of the opinion that the proposed widths are appropriate and functional.

Through a detailed review of the application, staff are of the opinion that the application is appropriate to be handled through the minor variance process. Further, the application raises no concerns of a planning nature.

Comments Prepared by: Connor DiPietro, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

We note for information that we are currently processing a Land Division application, File B-38/23 which is where the requirement for the Minor Variance stems from. We have no concern.

Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Division is processing Preliminary Zoning Review application PREAPP 23-7201. Based on the review of the information available in this application, the requested variance(s) are correct.

Our comments may no longer be valid should there be changes in the Committee of Adjustment application that have yet to be submitted and reviewed through the Building Division application. To receive updated comments, the applicant must submit any changes to information or drawings separately through the above application.

Comments Prepared by: Maria Fernandez, Zoning Examiner

Appendix 3 – Region of Peel

We have no comments or objections.

Comments Prepared by: Petrele Francois, Junior Planner



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A192.24
Ward: 1

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Details of the application and meeting information:

The property owner of 0 Stavebank Rd, zoned C4 - Commercial, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow a permanent patio accessory to an off-site restaurant located at 52 Lakeshore Rd E whereas By-law 0225-2007, as amended, does not permit such a use in this instance.

The Committee has set **Thursday, May 2, 2024 at 1:00 PM** for the public hearing on this matter. 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/>.

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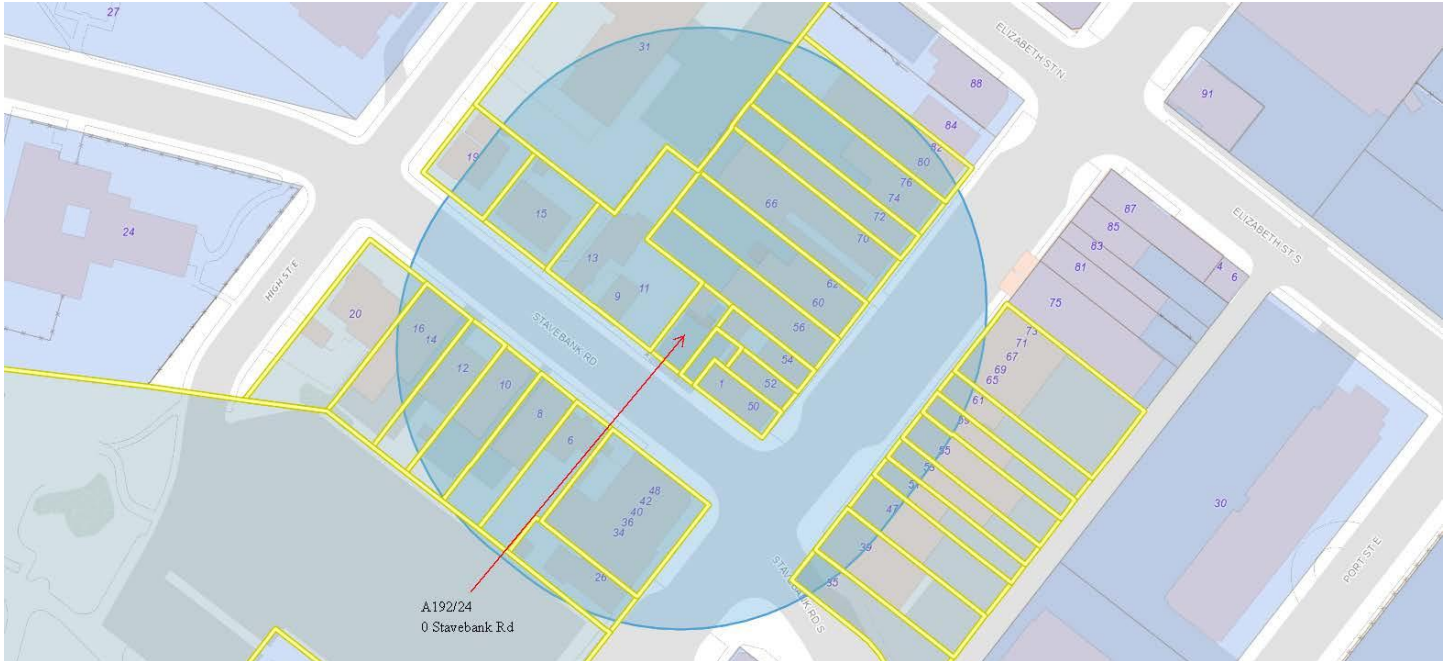
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Legal notice:

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City of Mississauga Department Comments

Date Finalized: 2024-04-24	File(s): A192.24
To: Committee of Adjustment	Ward: 1
From: Committee of Adjustment Coordinator	Meeting date:2024-05-02 1:00:00 PM

Consolidated Recommendation

The City recommends that the application be deferred.

Application Details

The applicant requests the Committee to approve a minor variance to allow a permanent patio accessory to an off-site restaurant located at 52 Lakeshore Rd E whereas By-law 0225-2007, as amended, does not permit such a use in this instance.

Background

Property Address: 0 Stavebank Rd

Mississauga Official Plan

Character Area: Port Credit Community Node
Designation: Mixed Use

Zoning By-law 0225-2007

Zoning: C4 - Commercial

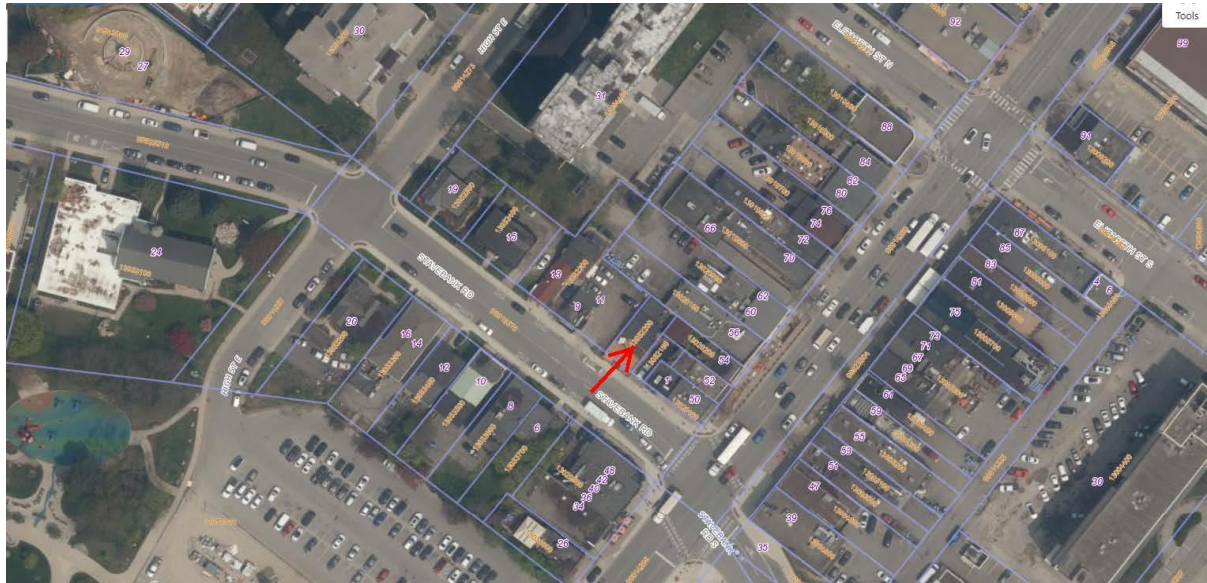
Other Applications:

Site and Area Context

The subject property is located within the Port Credit Community Node, west of the Hurontario Street and Lakeshore Road East intersection. The subject site contains two commercial buildings with commercial uses. Minimal vegetation in the form of street trees align Lakeshore

Road East. The broader area consists of a mix of commercial, high, and low-density residential uses with minimal vegetation throughout the properties.

The application proposes a variance to permit a permanent outdoor patio.



Comments

Planning

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. Approval of applications must meet the requirements set out under 45(1) and/or 45(2) (a) or (b) in the *Planning Act*.

Staff comments concerning the application are as follows:

The subject property is designated Mixed Use in Schedule 10 of the Mississauga Official Plan (MOP), which permits many uses, including commercial uses.

Planning staff note that the site plan drawing is unclear, as staff are unable to determine the location of the proposed patio and differentiate between structures, buildings, and patio space.

Lastly, staff are also of the opinion that the proposal is premature. All permanent patios are subject to site plan control and require a site plan application. Zoning staff have not provided comment regarding the accuracy of the requested variance as no building permit application has been filed. However, Planning staff note that recent amendments to the zoning by-law have been approved permitting permanent patios in the C4 zone category. As such, the requested variance may not be required.

As such, Planning staff recommend that the application be deferred to allow the applicant an opportunity to submit a site plan application. The site plan application process is required and will identify if the requested variance is required.

Comments Prepared by: Connor DiPietro, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

Enclosed for information are 2 pictures. The first is of the existing patio fronting Lakeshore Road and the second is of the patio fronting Stavebank Road. The existing outdoor patios both encroach into the Lakeshore Road and Stavebank Road respective municipal rights-of-way. We would have no objections to the continued use provided that the required Licencing Agreement is in place with the City of Mississauga for the portion of the patio which encroaches into the road allowances. Should the applicant need a contact, they can proceed with contacting realtyservices@mississauga.ca.

Comments Prepared by: John Salvino, Development Engineering Technologist





Appendix 2 – Zoning Comments

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.

We note that a Zoning Certificate of Occupancy Permit is required. In the absence of a Zoning Certificate of Occupancy 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: Minan Song, Zoning Examiner

Appendix 3 – Region of Peel

We have no comments or objections.

Comments Prepared by: Petrele Francois, Junior Planner



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A193.24
Ward: 2

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 934 Lynnrod Court, zoned R1-2- Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow the construction of a new house proposing:

1. An eave height of 8.06m (approx. 26.44ft) whereas By-law 0225-2007, as amended, permits a maximum eave height of 6.40m (approx. 21.00ft) in this instance;
2. A flat roof height of 10.47m (approx. 34.35ft) whereas By-law 0225-2007, as amended, permits a maximum flat roof height of 7.50m (approx. 24.61ft) in this instance;
3. A driveway width of 17.67m (approx. 57.97ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m (approx. 27.89ft) in this instance;
4. A garage projection of 12.66m (approx. 41.53ft) whereas By-law 0225-2007, as amended, permits a maximum garage projection of 0m in this instance; and,
5. A dwelling depth of 25.10m (approx. 82.35ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00m (approx. 65.62ft) in this instance.

The Committee has set **Thursday, May 2, 2024 at 1:00 PM** for the public hearing on this matter. 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, 2nd 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 by 4:30 PM on the Friday prior to the hearing. A document projector will also be available, if preferred.
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- **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.

If you wish to view the public hearing online and do not wish to speak, the hearing will be streamed at the following link:
<http://www.mississauga.ca/portal/cityhall/council-and-committee-videos>

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The Province of Ontario’s Bill 23, the More Homes Built Faster Act, 2022, limits who is allowed to appeal decisions made by the Committee of Adjustment. Going forward, only the applicant, the municipality, certain public bodies and the Minister can appeal a decision to the OLT. Individuals are no longer permitted to do so. For more information please see the “Appeal process” section on the Committee of Adjustment webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.



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City of Mississauga Department Comments

Date Finalized: 2024-04-24	File(s): A193.24
To: Committee of Adjustment	Ward: 2
From: Committee of Adjustment Coordinator	Meeting date:2024-05-02 1:00:00 PM

Consolidated Recommendation

The City recommends that the application be deferred.

Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of a new house proposing:

1. An eave height of 7.45m (approx. 24.44ft) whereas By-law 0225-2007, as amended, permits a maximum eave height of 6.40m (approx. 21.00ft) in this instance;
2. A flat roof height of 9.86m (approx. 32.35ft) whereas By-law 0225-2007, as amended, permits a maximum flat roof height of 7.50m (approx. 24.61ft) in this instance;
3. A driveway width of 17.67m (approx. 57.97ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m (approx. 27.89ft) in this instance;
4. A garage projection of 12.66m (approx. 41.53ft) whereas By-law 0225-2007, as amended, permits a maximum garage projection of 0m in this instance; and,
5. A dwelling depth of 25.10m (approx. 82.35ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00m (approx. 65.62ft) in this instance.

Background

Property Address: 934 Lynnrod Court

Mississauga Official Plan

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

Zoning By-law 0225-2007

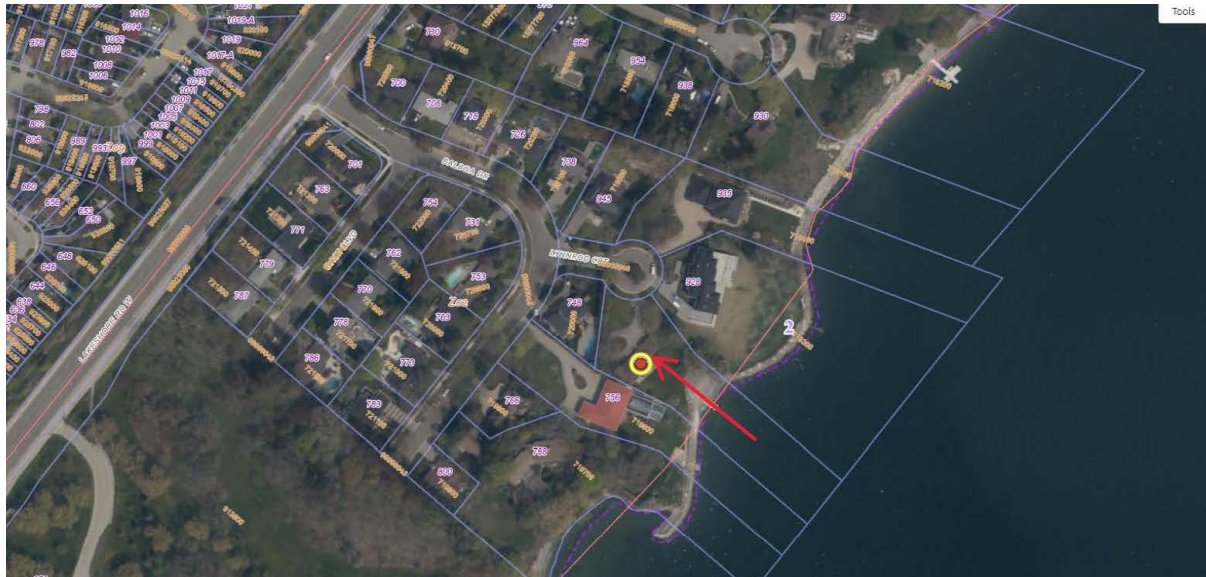
Zoning: **R1-2- Residential**

Other Applications: none

Site and Area Context

The subject property is located within the Clarkson-Lorne Park Character Area, south of the Balboa Drive and Lakeshore Road West Intersection. The surrounding neighbourhood consists of one, one and a half and two storey-detached dwellings with mature vegetation in both the front and rear yards. The subject property contains an existing one-storey dwelling with vegetation in the front yard.

The applicant is proposing a new two-storey detached dwelling requesting variances related to dwelling heights, driveway width, garage projection and dwelling depth.



Comments

Planning

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. Approval of applications must meet the requirements set out under 45(1) and/or 45(2) (a) or (b) in the *Planning Act*.

Staff comments concerning the application are as follows:

The subject property is located within the Clarkson-Lorne Park Neighbourhood Area and is designated Residential Low Density I on Schedule 10 of the Mississauga Official Plan (MOP).

Planning staff note that the variances requested do not align with the measurements provided on the drawings submitted. Staff are also concerned that the variances requested are inaccurate. As such, Planning staff are unable to evaluate the application.

Staff recommend that the application be deferred to allow the applicant an opportunity to submit a building permit to confirm the accuracy of the requested variances and identify any new variances, if required. Once accurate variances have been identified by Zoning staff, Planning staff recommend that the applicant consult with Planning staff prior to scheduling a new hearing date.

Comments Prepared by: Connor DiPietro, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed dwelling will be addressed by our Development Construction Section through the future Building Permit process.

Comments Prepared by: John Salvino, Development Engineering Technologist





Appendix 2 – Zoning Comments

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: Minan Song, Zoning Examiner

Appendix 3 – CVC

Credit Valley Conservation (CVC) staff have reviewed the subject application and offer comments based on the following roles and responsibilities:

1. Delegated Responsibilities – providing comments representing the provincial interest regarding natural hazards (except forest fires) as identified in Section 3.1 of the Provincial Policy Statement (2020);

2. Regulatory Responsibilities – providing comments to ensure the coordination of requirements under the *Conservation Authorities Act* Section 28 regulation, to eliminate unnecessary delay or duplication in process;
3. Source Protection Agency – providing advisory comments to assist with the implementation of the CTC Source Protection Plan under the *Clean Water Act*, as applicable.

CVC REGULATED AREA

Based on our mapping, the subject property is regulated due to erosion hazard associated with Lake Ontario. As such, the property is regulated by CVC under Ontario Regulation 160/06. As such, the property is subject to the Development, Interference with Wetlands, and Alterations to Shorelines & Watercourses Regulation (Ontario Regulation 160/06). This regulation prohibits altering a watercourse, wetland or shoreline and prohibits development in areas adjacent to the Lake Ontario shoreline, river and stream valleys, hazardous lands and wetlands, without the prior written approval of CVC (i.e. the issuance of a permit).

PROPOSAL:

It is our understanding that the applicant is requesting the Committee to approve a minor variance to allow construction of a driveway proposing:

1. An eave height of 7.45m (approx. 24.44ft) whereas By-law 0225-2007, as amended, permits a maximum eave height of 6.40m (approx. 21.00ft) in this instance;
2. A flat roof height of 9.86m (approx. 32.35ft) whereas By-law 0225-2007, as amended, permits a maximum flat roof height of 7.50m (approx. 24.61ft) in this instance;
3. A driveway width of 17.67m (approx. 57.97ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m (approx. 27.89ft) in this instance;
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5. A dwelling depth of 25.10m (approx. 82.35ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00m (approx. 65.62ft) in this instance.

COMMENTS:

The applicant has applied for a revision to a previously approved CVC permit FF 23/234. CVC staff have reviewed the revised plans and the changes proposed do not encroach into the CVC setback. Further, the proposed Minor Variances do not impact the CVC area of interest at the back of the property. As such, CVC staff have no objection to the approval of the minor variances proposed at this time.

City Department and Agency Comments	File:A193.24	2024/04/24	7
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The applicant is to note that CVC has not received payment of the review fee of \$478 for this Minor Variance application. The applicant should forward this directly to CVC at the earliest convenience.

I trust that these comments are sufficient. Please do not hesitate to contact the undersigned at stuti.bhatt@cvc.ca or 905-670-1615 (ext. 350) should you have any further questions. Please circulate CVC on any future correspondence or applications regarding this site.

Comments Prepared by: Stuti Bhatt, Junior Planner

Appendix 4 – Region of Peel

Minor Variance: A-24-193M / 934 Lynnrod Court

Development Engineering: Wendy Jawdek (905) 791-7800 x6019

Comments:

- Installation of and alterations to property line water valves require inspection by Region of Peel inspectors to confirm if these works are completed in accordance with Region of Peel Design Criteria, standards, and specifications.
- Proposals to connect to an existing service lateral require approval from a Region of Peel inspector at construction stage.
- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections by email at siteplanservicing@peelregion.ca.
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals are required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections by email at siteplanservicing@peelregion.ca.
- All unutilized water and sanitary services shall be abandoned in accordance with Region of Peel design specifications. For more information, please contact Servicing Connections by email at siteplanservicing@peelregion.ca.
- The applicant shall verify the location of the existing service connections to the subject site and the contractor shall locate all existing utilities in the field. Requests for underground locates can be made at <https://www.ontarioonecall.ca/portal/>.
- For location of existing water and sanitary sewer Infrastructure please contact Records by e-mail at PWServiceRequests@peelregion.ca.

Planning: Petrele Francois (905) 791- 7800 x3356

Comments:

-
- The subject land is located within the CVC Flood Plain area. The Regional Official Plan (ROP) designates floodplains as a natural hazard under Policy 2.16.11. Within this designation, ROP policies seek to ensure that development and site alterations do not create new or aggravate existing flood plain management problems along flood susceptible landscapes. We rely on the environmental expertise of the CVC for the review of development applications located within or adjacent the regulated area in Peel. We, therefore, request that City staff consider comments from the CVC and incorporate their conditions of approval appropriately.

Comments Prepared by: Petrele Francois, Junior Planner



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A194.24
Ward: 4

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 363 Winfield Terr, zoned R4-15-Residenital, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to permit a below grade entrance in the front yard whereas By-law 0225-2007, as amended, does not permit a below grade entrance in the front yard in this instance.

The Committee has set **Thursday, May 2, 2024 at 1:00 PM** for the public hearing on this matter. 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/>.

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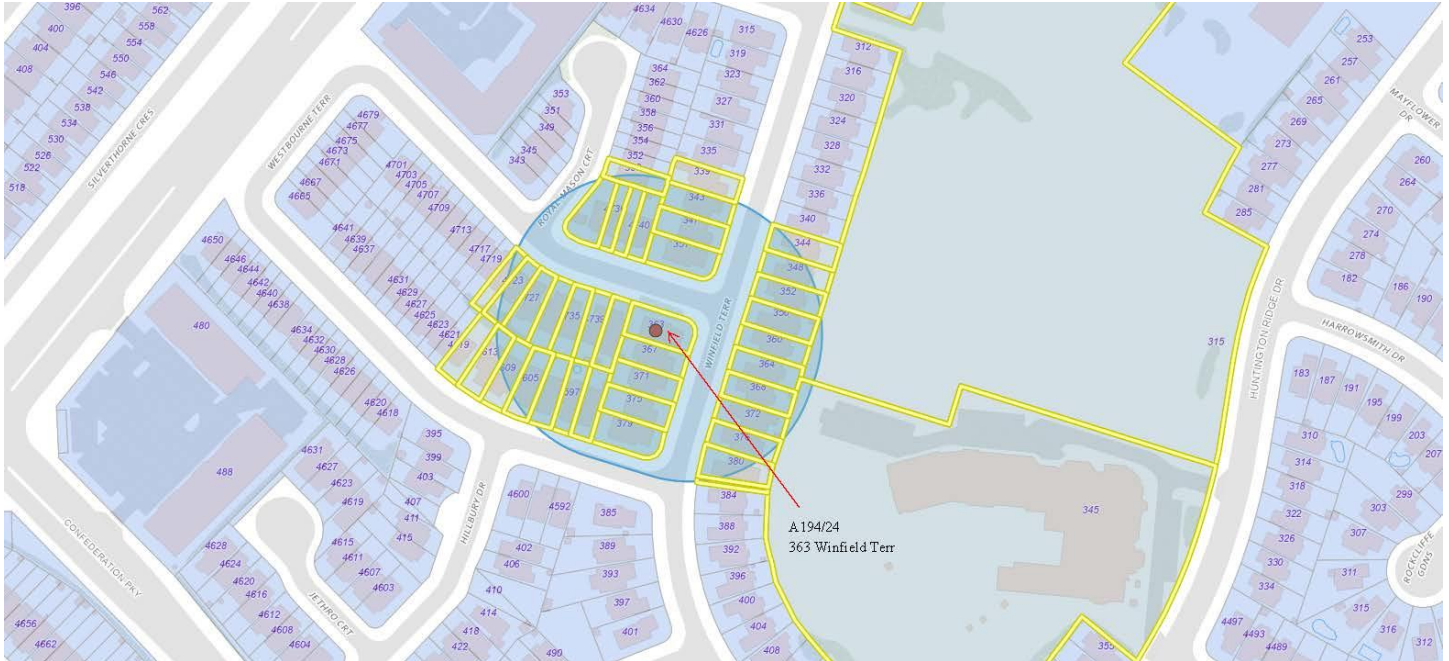
Additional Information:

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City of Mississauga Department Comments

Date Finalized: 2024-04-24	File(s): A194.24
To: Committee of Adjustment	Ward: 4
From: Committee of Adjustment Coordinator	Meeting date:2024-05-02 1:00:00 PM

Consolidated Recommendation

The City has no objections to the application, subject to the condition.

Application Details

The applicant requests the Committee to approve a minor variance to permit a below grade entrance in the front yard whereas By-law 0225-2007, as amended, does not permit a below grade entrance in the front yard in this instance.

Amendments

The Building Department is currently processing a building permit under file SEC UNIT 24-302. Based on review of the information currently available in this permit application, the variance, as requested is correct however an additional variance indicating the following is necessary:

The applicant requests the Committee to approve a minor variance to permit a below grade entrance with a front yard setback of 8.7 metres whereas By-law 0225-2007, as amended, has no setback regulations for below grade stairs within a front yard.

Recommended Conditions and Terms

Should Committee see merit in the application, construction related to this variance shall be in general conformance with the drawings approved by the Committee.

Background

Property Address: 363 Winfield Terr

Mississauga Official Plan

Character Area: **Hurontario Neighbourhood**
Designation: **Residential Low Density II**

Zoning By-law 0225-2007

Zoning: **R4-15-Residenital**

Other Applications: **SEC UNIT 24-302**

Site and Area Context

The subject property is located within the Hurontario Neighbourhood Character Area, south-east of the Eglinton Avenue West and Confederation Parkway intersection. It is a corner lot containing a two-storey detached dwelling with an attached garage. Limited landscaping and vegetative elements are present in the front yard. The property has an approximate lot area of +/- 496.40m² (5,343.20ft²), characteristic of lots in the area. The surrounding context is predominantly residential, consisting of two-storey detached and semi-detached dwellings on similarly sized lots.

The applicant is proposing to construct a below grade stairwell in the front yard to facilitate a second unit requiring variances to permit the below grade entrance in the front yard.



Comments

Planning

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. Approval of applications must meet the requirements set out under 45(1) and/or 45(2) (a) or (b) in the *Planning Act*.

Staff comments concerning the application of the four tests to this minor variance request are as follows:

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

The subject property is located in the Hurontario Neighbourhood Character Area and is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits detached, semi-detached, duplex and triplex dwellings, street townhouses as well as other low-rise dwellings with individual frontages. Section 9 of the MOP promote development with appropriate urban form and site design, regulating that such development is compatible with existing site conditions, the surrounding context, and the landscape of the character area. Staff are satisfied that the proposal does not significantly alter the existing dwelling. The proposed development is compatible with both the existing site conditions and the surrounding context, and therefore maintains the general intent and purpose of the official plan.

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

The requested variances relate to a below grade entrance located in the front yard. The intent of the by-law in prohibiting a below grade entrance in a front yard is to prevent any negative visual impact to the overall streetscape. The subject property is a corner lot and the main entrance of the dwelling is located on the exterior side yard wall facing the flanking street, Westbourne Terrace. The proposed second entrance will be located on the front yard wall side of the dwelling but will be neatly hidden and screened by the existing attached garage on the subject property. Staff note the below grade entrance is appropriately located on the subject property and the proposed door will not be visible from the street. This will prevent any negative visual impact to the overall streetscape. Staff are therefore satisfied that the application maintains the general intent and purpose of the zoning by-law.

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

Staff are satisfied that the application is minor in nature. The proposed entrance will not have significant impacts on streetscape.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

The below-grade entrance is being proposed in an area that will not impact the existing drainage pattern or any of the adjacent properties. In this regard, we have no drainage related concerns with the location of the below-grade entrance.





Comments Prepared by: Tony Iacobucci, Development Engineering

Appendix 2 – Zoning Comments

The Building Department is currently processing a building permit under file SEC UNIT 24-302.

Based on review of the information currently available in this permit application, the variance, as requested is correct however an additional variance indicating the following is necessary:

The applicant requests the Committee to approve a minor variance to permit a below grade entrance with a front yard setback of 8.7 metres whereas By-law 0225-2007, as amended, has no setback regulations for below grade stairs within a front yard.

Please note that comments reflect those provided through the above permit application and should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the application file noted above, these comments may no longer be valid. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission procedures, separately through the application process in order to receive updated comments.

Comments Prepared by: Tage Crooks, Planner Zoning Examination

Appendix 3 – Region of Peel

Minor Variance: A-24-194M / 363 Winfield Terrace

Development Engineering: Wendy Jawdek (905) 791-7800 x6019

Comments:

- Installation of and alterations to property line water valves require inspection by Region of Peel inspectors to confirm if these works are completed in accordance with Region of Peel Design Criteria, Standards, and Specifications.
- Proposals to connect to an existing service lateral require approval from a Region of Peel inspector at construction stage.
- Please be advised that service connection sizes shall be in compliance with the Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections by email at siteplanservicing@peelregion.ca.
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals may be required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections by email at siteplanservicing@peelregion.ca.

Comments Prepared by: Petrele Francois, Junior Planner



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A195.24
Ward: 7

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 73 and 0 King Street W, zoned RA1-15- Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow a change of use proposing:

1. To permit Transitional Housing on the subject site; whereas By-law 0225-2007, as amended, does not permit Transitional Housing on the subject site in this instance; and,
2. To permit Transitional Housing that is not owned and/or operated by or on behalf of a public authority or a non-profit housing provider; whereas By-law 0225-2007, as amended, requires Transitional Housing to be owned and/or operated by or on behalf of a public authority or a non-profit housing provider in this instance.

The Committee has set **Thursday, May 2, 2024 at 1:00 PM** for the public hearing on this matter. 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, 2nd 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 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 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.
- **By telephone:** Advance registration is required to speak virtually at the hearing. To register, please call 905-615-3200 x2408 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.
- **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.

If you wish to view the public hearing online and do not wish to speak, the hearing will be streamed at the following link:

<http://www.mississauga.ca/portal/cityhall/council-and-committee-videos>

Additional Information:

- For more information about this matter, contact committee.adjustment@mississauga.ca or call 905-615-3200 x2408. Alternatively, information can be obtained in person by making an appointment with the Committee of Adjustment at 300

City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. Appointments can be booked using the “Book an appointment” button on the Committee’s webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

- 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 or by mailing the Committee of Adjustment, 300 City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. This will also entitle you to be advised of any Ontario Land Tribunal (OLT) appeals.

Committee of Adjustment Appeal Process:

The Province of Ontario’s Bill 23, the More Homes Built Faster Act, 2022, limits who is allowed to appeal decisions made by the Committee of Adjustment. Going forward, only the applicant, the municipality, certain public bodies and the Minister can appeal a decision to the OLT. Individuals are no longer permitted to do so. For more information please see the “Appeal process” section on the Committee of Adjustment webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.



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.

City of Mississauga Department Comments

Date Finalized: 2024-04-24	File(s): A195.24 Ward: 7
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2024-05-02 1:00:00 PM

Consolidated Recommendation

The City recommends the application be deferred.

Application Details

The applicant requests the Committee to approve a minor variance to allow a change of use proposing:

1. To permit Transitional Housing on the subject site; whereas By-law 0225-2007, as amended, does not permit Transitional Housing on the subject site in this instance; and,
2. To permit Transitional Housing that is not owned and/or operated by or on behalf of a public authority or a non-profit housing provider; whereas By-law 0225-2007, as amended, requires Transitional Housing to be owned and/or operated by or on behalf of a public authority or a non-profit housing provider in this instance.

Background

Property Address: 73 and 0 King Street W

Mississauga Official Plan

Character Area: Downtown Cooksville
Designation: Residential High Density

Zoning By-law 0225-2007

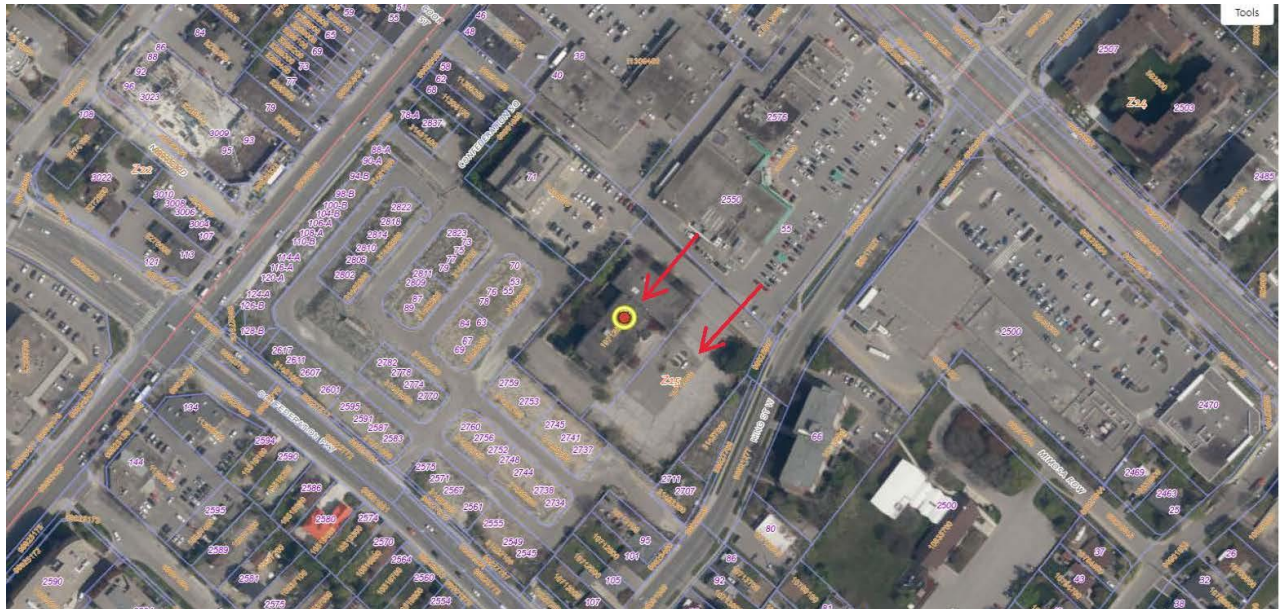
Zoning: RA1-15- Residential

Other Applications: C 24-76

Site and Area Context

The subject property is located on the north side of King Street West, north-west of the Hurontario Street and King Street West intersection in Downtown Cooksville. It currently contains a two-storey residential apartment building with associated surface parking. Limited vegetative and landscaping elements are located on the property. The surrounding area context includes a mix of residential and commercial uses with varying built forms and lot sizes.

The applicant is proposing to utilize the existing building to provide transitional housing to those in need thereby requiring a variance to permit a Transitional Housing use.



Comments

Planning

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. Approval of applications must meet the requirements set out under 45(1) and/or 45(2) (a) or (b) in the *Planning Act*.

Staff comments concerning the application of the four tests to this minor variance request are as follows:

The subject property is located in the Downtown Cooksville Character Area and is designated Residential High Density in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits a variety of residential, commercial and mixed uses, however a transitional housing use is not permitted under this designation.

The subject property is zoned RA1-15, which only permits an Apartment, Long-Term Care Building and Retirement Building uses. The City of Mississauga recently amended the zoning

by-law to define the Transitional Housing use and establish appropriate parking standards. The amendment defines Transitional Housing as follows: a building, structure or part thereof consisting of dwelling units or rooms designed or intended to contain accommodation for sleeping, or both, that is owned and/or operated by or on behalf of a public authority or a non-profit housing provider and is used as an emergency shelter or temporary accommodation in which the provision of support services are included. While the amendment defined the use and applicable parking standards, it did not permit the use in any zone within the City of Mississauga.

Introducing Transitional Housing as a permitted use into any particular zone is challenging and requires staff to consider all impacts. Understanding the sensitivities of this new use, City Planning Strategies is currently completing a detailed review of the zoning by-law to determine which zone(s) are most appropriate to permit this use, as well as any associated regulations to mitigate potential impacts. Furthermore, the Ontario Land Tribunal (OLT) is currently assessing the appropriateness of allowing a new use to be added to a zone when it is not currently permitted in any zone in the by-law. With this understanding, staff is of the opinion that the application is premature and recommend that the application be deferred until the City has completed their review.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

Enclosed for Committee's easy reference is a number of photos depicting the subject property. We note that in the Sajecki Planning memo dated March 1, 2024, submitted with this application, it is indicated that the variance is only required to permit the proposed use and that the applicant does not intend to make any modifications to the existing built form.







Comments Prepared by: Tony Iacobucci, Development Engineering

Appendix 2 – Zoning Comments

The Building Division is processing Certificate of Occupancy application C 24-76. Based on the review of the information available in this application, the requested variance(s) is/are correct.

Our comments may no longer be valid should there be changes in the Committee of Adjustment application that have yet to be submitted and reviewed through the Building Division application. To receive updated comments, the applicant must submit any changes to information or drawings separately through the above application.

Comments Prepared by: Alana Zheng, Planner Zoning Examination

Appendix 3 – Metrolinx

73 and 0 King Street W - A195.24

Metrolinx is in receipt of the minor variance application for 73 and 0 King St W to facilitate a change of use of the existing 3 storey building to permit Transitional Housing on the subject site. Metrolinx's comments on the subject application are noted below:

City Department and Agency Comments	File:A195.24	2024/04/24	7
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Advisory Comments:

- The subject property is located within the Municipal Consent and Roadway Coordination review zone of Metrolinx's Hazel McCallion LRT (formerly Hurontario LRT).
- At this stage Metrolinx doesn't have any major comments but any work within Metrolinx ROW or within 60 m of the Hazel McCallion LRT will require approval and coordination with Metrolinx through circulation by the City of Mississauga.

Comments Prepared by: Farah Faroque, Project Analyst

Appendix 4 – Region of Peel

Minor Variance: A-24-195M / 73 & 0 King St. W.

Development Engineering: Wendy Jawdek (905) 791-7800 x6019

Comments:

- Installation of and alterations to property line water valves and chambers and sanitary sewer maintenance holes require inspection by Region of Peel inspectors to confirm if these works are completed in accordance with Region of Peel Design Criteria, standards, and specifications.
- Please be advised that service connection sizes shall be in compliance with the Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections by email at siteplanservicing@peelregion.ca.
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals may be required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections by email at siteplanservicing@peelregion.ca.

Comments Prepared by: Petrele Francois, Junior Planner



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A135.24
Ward: 2

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 1598 Steveles Cres, zoned R2-1- Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow the construction of a new house proposing:

1. A rear yard setback of 2.58m (approx. 8.46ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback of 7.50m (approx. 24.61ft) in this instance;
2. A setback to a balcony of 7.90m (approx. 25.92ft) whereas By-law 0225-2007, as amended, requires a minimum setback to a balcony of 8.00m (approx. 26.25ft) in this instance;
3. A lot coverage of 32.17% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% in this instance;
4. A front porch setback of 7.395m (approx. 24.26ft) whereas By-law 0225-2007, as amended, requires a minimum front porch setback of 7.40m (approx. 24.28ft) in this instance; and,
5. A gross floor area (infill residential) of 493.82sq m (approx. 5315.43sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 399.60sq m (approx. 4301.26sq ft) in this instance.

The Committee has set **Thursday, May 2, 2024 at 1:00 PM** for the public hearing on this matter. 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/>.

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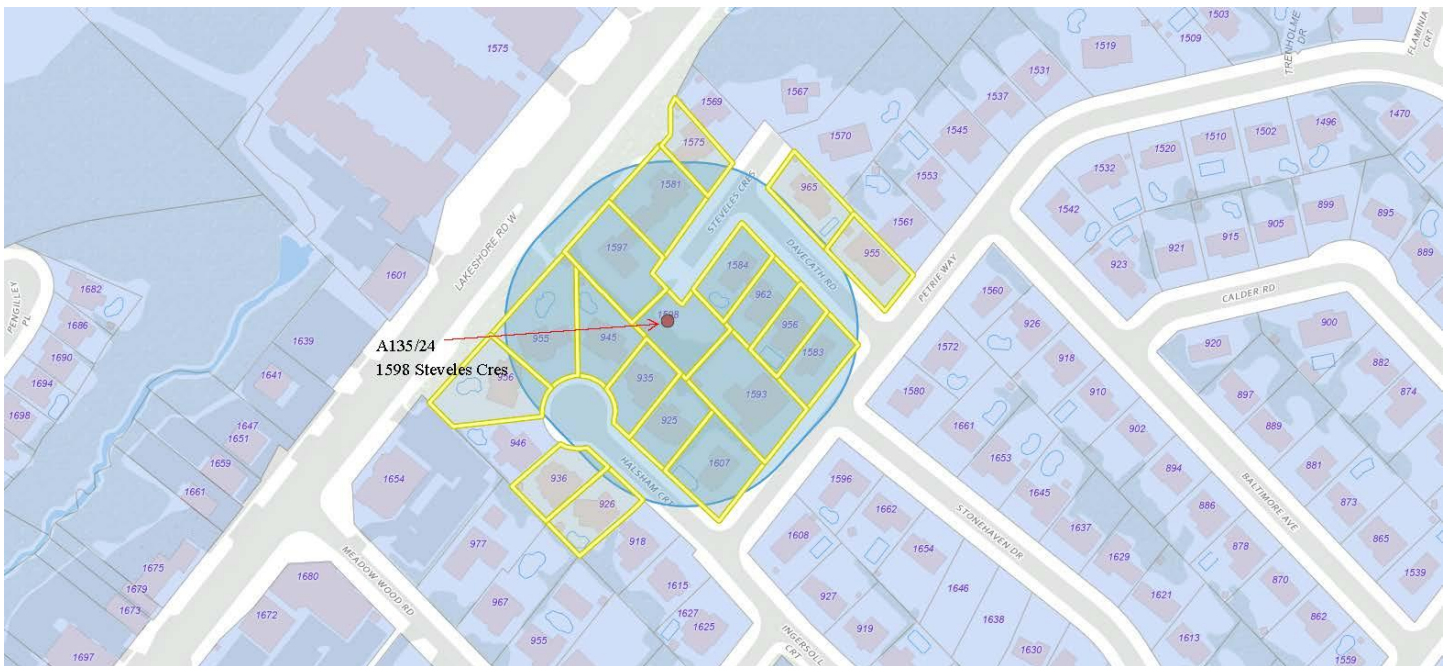
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City of Mississauga Department Comments

Date Finalized: 2024-04-24	File(s): A135.24
To: Committee of Adjustment	Ward: 2
From: Committee of Adjustment Coordinator	Meeting date:2024-05-02 1:00:00 PM

Consolidated Recommendation

The City recommends that the application be deferred.

Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of a new house proposing:

1. A rear yard setback of 2.58m (approx. 8.46ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback of 7.50m (approx. 24.61ft) in this instance;
2. A setback to a balcony of 7.90m (approx. 25.92ft) whereas By-law 0225-2007, as amended, requires a minimum setback to a balcony of 8.00m (approx. 26.25ft) in this instance;
3. A lot coverage of 32.17% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% in this instance;
4. A front porch setback of 7.395m (approx. 24.26ft) whereas By-law 0225-2007, as amended, requires a minimum front porch setback of 7.40m (approx. 24.28ft) in this instance; and,
5. A gross floor area (infill residential) of 493.82sq m (approx. 5315.43sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 399.60sq m (approx. 4301.26sq ft) in this instance.

Background

Property Address: 1598 Steveles Cres

Mississauga Official Plan

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

Zoning By-law 0225-2007

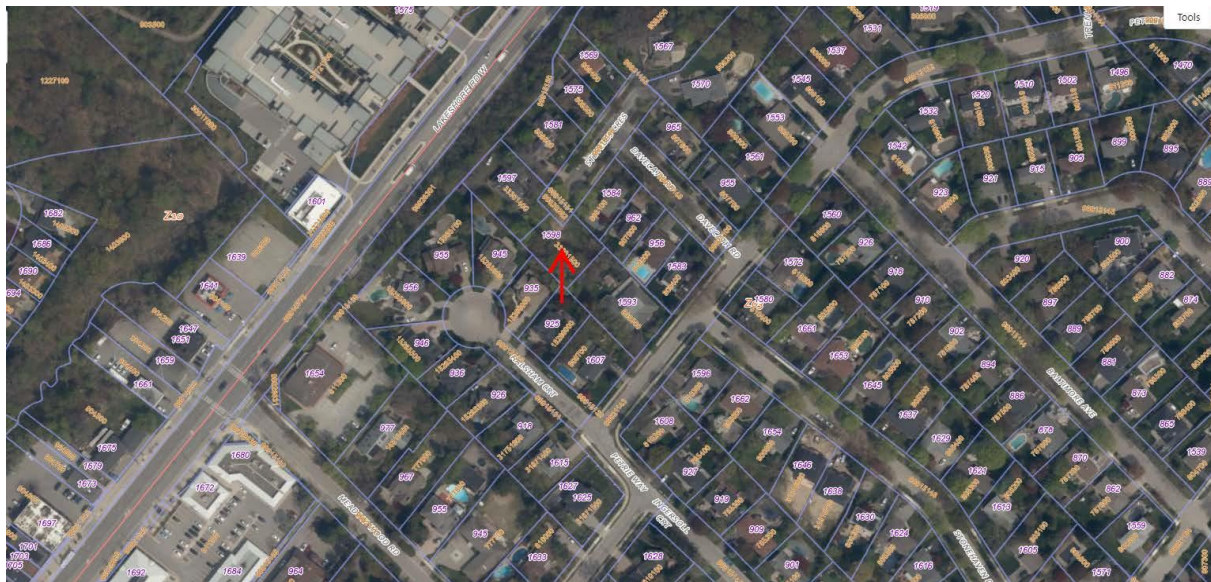
Zoning: R2-1- Residential

Other Applications: B35.21 (Consent) and A704.22

Site and Area Context

The subject property is located within the Clarkson-Lorne Park Neighbourhood Character Area, east of Lakeshore Road West and Clarkson Road North. The immediate neighbourhood is entirely residential consisting of one and two-storey detached dwellings with significant mature vegetation throughout. The subject property contains a two-storey detached dwelling with mature vegetation throughout the lot.

The applicant is requesting minor variances to facilitate the development of a new two-storey detached dwelling. The variances are for gross floor area, lot coverage and setbacks.



Comments

Planning

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. Approval of applications must meet the requirements set out under 45(1) and/or 45(2) (a) or (b) in the *Planning Act*.

Staff comments concerning the application are as follows:

The Committee approved application A704.22 in 2023, granting the applicant variances to facilitate the development of a new two-storey detached dwelling. The variances were for gross

City Department and Agency Comments	File:A135.24	2024/04/24	3
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floor area, lot coverage, front and rear yard setbacks and dwelling heights. Planning staff recommended deferral of application A704.22 for concerns related to the proposed gross floor area.

Planning staff note that the applicant has submitted a new application to accommodate revisions to the original proposal. The applicant has increased the proposed gross floor area by 23.52m² (253.17 ft²) from 478.30m² (5148.38ft²) to 493.82m² (5315.43ft²). According to the applicant's agent, this increase is required for a new walk-in closet. The subject application was first heard on March 21, 2024. The application was deferred in response to concerns raised regarding gross floor area and to allow the applicant an opportunity to provide additional drawings.

Staff note that the applicant has not reduced the proposed gross floor area from what was previously heard on March 21, 2024. The applicant has provided additional drawings as requested by the Committee. As such, staff continue to oppose the gross floor area proposed as it is excessive, does not maintain compatibility with the existing dwellings in the neighbourhood. The proposal does not preserve the neighbourhood's character.

As such, Planning staff recommend that the application be deferred to redesign the proposal.

Comments Prepared by: Connor DiPietro, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed dwelling will be addressed by our Development Construction Section through Building Permit BP 9ALT-24/51.

Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Division is processing Building Permit application BP 9ALT 24-51. Based on the review of the information available in this application, the requested variances are correct.

Our comments may no longer be valid should there be changes in the Committee of Adjustment application that have yet to be submitted and reviewed through the Building Division application. To receive updated comments, the applicant must submit any changes to information or drawings separately through the above application.

Comments Prepared by: Gary Gagnier; Zoning Examiner

Appendix 3 – Region of Peel

Please apply previous comments.

Comments Prepared by: Petrele Francois, Junior Planner