

## CLEARANCE OF LAND DIVISION ZONING CONDITION

To receive a clearance letter from the City of Mississauga, Manager/Supervisor, Zoning Plan Examination, as required by the Committee of Adjustment, confirming that the severed and/or retained lands are in compliance with the applicable Zoning By-law regulations, the following information will be required:

- A letter requesting clearance of the specific condition(s): letter must be signed, dated and include the specific application file number, municipal address, specific condition number and the owner/agents name and contact information
- One (1) copy of a **registered** reference plan (43R-12345) OR two (2) copies of an **unregistered** reference plan showing the severed and retained lands
- Depending on the nature of the land use, the following information may also be required prior to Zoning clearance:
  - Existing buildings and structures that are to remain on the severed or retained lands must be in compliance with the current Zoning By-law regulations (as they relate to the new proposed lot lines). A building location survey will be required to show the new setbacks to existing buildings and structures to all new proposed lot line
  - If existing buildings and structures will not comply with current Zoning By-law regulations (as they relate to the proposed lot lines) or the existing building/structure straddles the proposed property line, a minor variance must be granted by the Committee of Adjustment for the deficiencies (and be final and binding) or a demolition permit must be issued, demolition must occur and receive final sign-off of the demolition by the area Building Inspector
  - Should minimum on-site parking requirements need to be confirmed to determine compliance with existing developed properties (usually for industrial or commercial properties), a fully developed site plan will be required indicating all existing parking spaces, disabled persons parking spaces and loading spaces, with all dimensions indicated. In addition to site statistics showing gross floor area and parking required and provided numbers, along with the applicable parking rate(s) applied (per Zoning By-law requirements)
  - Surveyor's schedule of area and frontages for severed and retained lands. Note: where side lot lines are parallel, frontage is measured as the perpendicular distance between the side lot lines. Where side lot lines are not parallel, frontage is measured at 7.5m back from and parallel to the front lot line
- A copy of the relevant Land Division Decision ("B" \_\_\_/\_\_\_) and a copy of any applicable minor variance decision(s) ("A" \_\_\_/\_\_\_)
- Payment of applicable fees (per current Fees and Charges By-law) \$229.18 (2019)