
Committee of Adjustment

Date: July 11, 2024
Time: 1:00 PM
Location: Online Video Conference

Members

Sebastian Patrizio (Chair)
John Page
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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905-615-3200 ext.8928
nathan.tega@mississauga.ca

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 A175.24
1032 Blueheron Blvd (Ward 6)
 - 4.2 A237.24
3035 Mcnaughton Ave (Ward 5)
 - 4.3 A239.24
6330 Ormindale Way (Ward 11)
 - 4.4 A256.24
880 Blyleven Blvd (Ward 11)
 - 4.5 A257.24
530 Driftcurrent Drive, Unit 23 (Ward 5)
 - 4.6 A265.24
77 Thomas Street (Ward 11)
 - 4.7 A268.24
110 Derry Road East (Ward 5)
 - 4.8 A273.24
1248 Minnewaska Trail (Ward 1)
 - 4.9 A276.24
6741 Columbus Road, Unit 2 (Ward 5)
 - 4.10 A277.24
8 Wanita Road (Ward 1)
 - 4.11 A281.24
2497 Barcella Cres (Ward 2)
 - 4.12 A26.24
7025 Pond Street (Ward 11)

- 4.13 A50.24
2379 Erin Centre Blvd (Ward 11)
- 4.14 A95.24
2360 Lucknow Drive (Ward 5)
- 4.15 A166.24
6741 Historic Trail (Ward 11)
- 5. **OTHER BUSINESS**
- 6. **ADJOURNMENT**



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A175.24
Ward: 6

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 1032 Blueheron Blvd, zoned R5- 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 below grade entrance proposing an interior side yard setback of 0.04m (approx. 0.13ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 1.21m (approx. 3.97ft) in this instance.

The Committee has set **Thursday, July 11, 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:

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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.

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Additional Information:

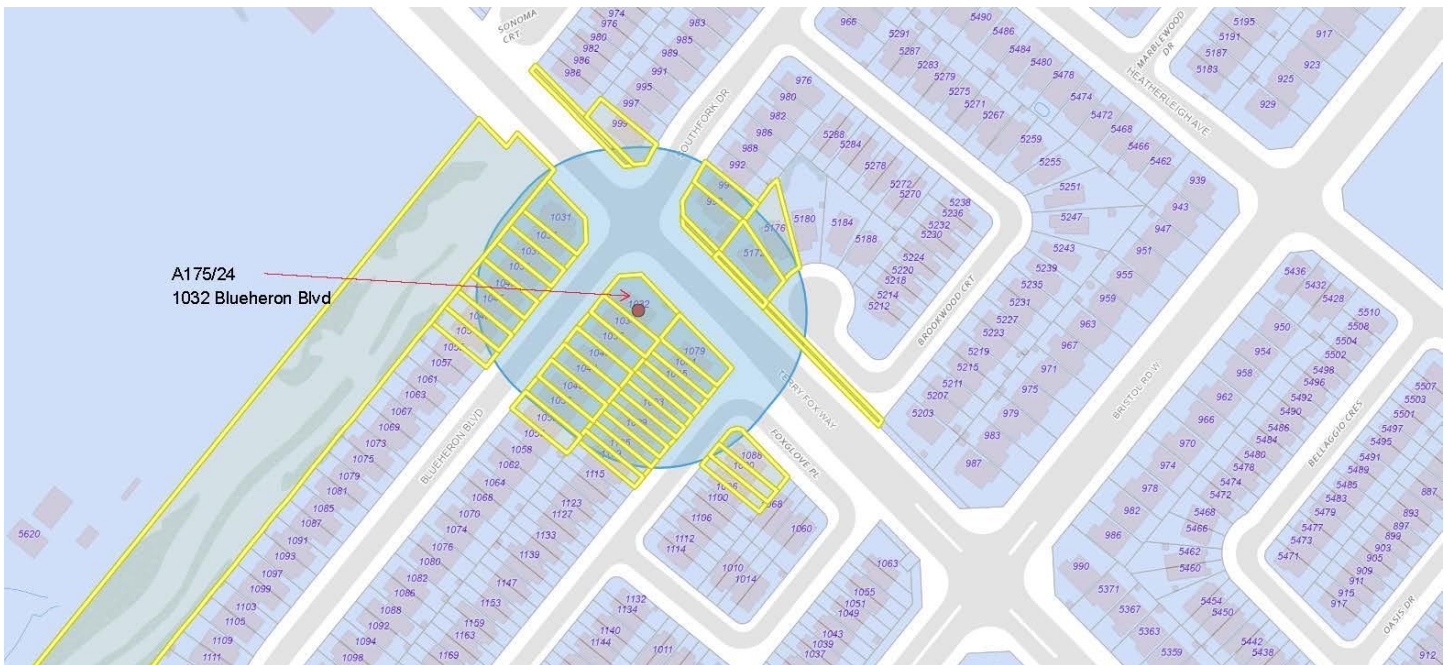
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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A237.24
Ward: 5

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 3035 Mcnaughton Ave, zoned R4-1- 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 gross floor area of 239.44sq m (approx. 2577.33sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 174.31sq m (approx. 1876.27sq ft) in this instance;
2. A peak height of 9.50m (approx. 31.17ft) whereas By-law 0225-2007, as amended, permits a maximum peak height of 9.00m (approx. 29.53ft) in this instance;
3. An eave height of 7.03m (approx. 23.07ft) whereas By-law 0225-2007, as amended, permits a maximum eave height of 6.40m (approx. 21.00ft) in this instance;
4. A side yard setback to the eaves of 1.08m (approx. 3.54ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback to the eaves of 1.36m (approx. 4.46ft) in this instance;
5. A front side yard setback (for each additional storey) of 1.43m (approx. 4.69ft) whereas By-law 0225-2007, as amended, requires a minimum front side yard setback (for each additional storey) of 1.81m (approx. 5.94ft) in this instance; and,
6. An interior side yard setback (for each additional storey) of 1.43m (approx. 4.69ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback (for each additional storey) of 1.81m (approx. 5.94ft) in this instance.

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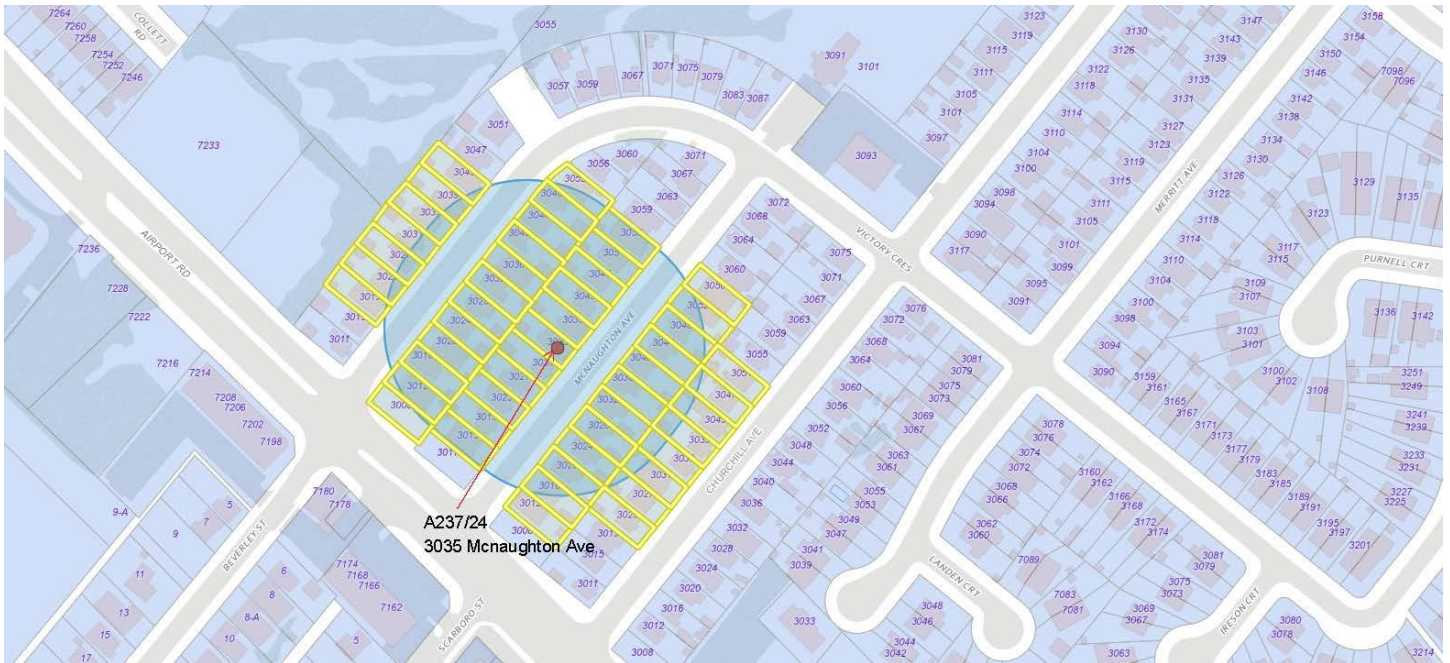
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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A239.24
Ward: 11

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 6330 Ormindale Way, zoned R4-7- 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 below grade entrance proposing an interior side yard setback of 0.74m (approx. 2.43ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 1.22m (approx. 4.00ft) in this instance.

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Additional Information:

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Virtual Public Hearing

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Details of the application and meeting information:

The property owner of 880 Blyleven Blvd, zoned R5-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 below grade entrance with an interior side yard setback of 0.16m (approx. 0.52ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 1.08m (approx. 3.54ft) in this instance.

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The property owner of 530 Driftcurrent Drive, Unit 23, zoned R5-28- 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 below grade entrance proposing a rear yard setback of 6.34m (approx. 20.80ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback of 7.50m (approx. 24.61ft) in this instance.

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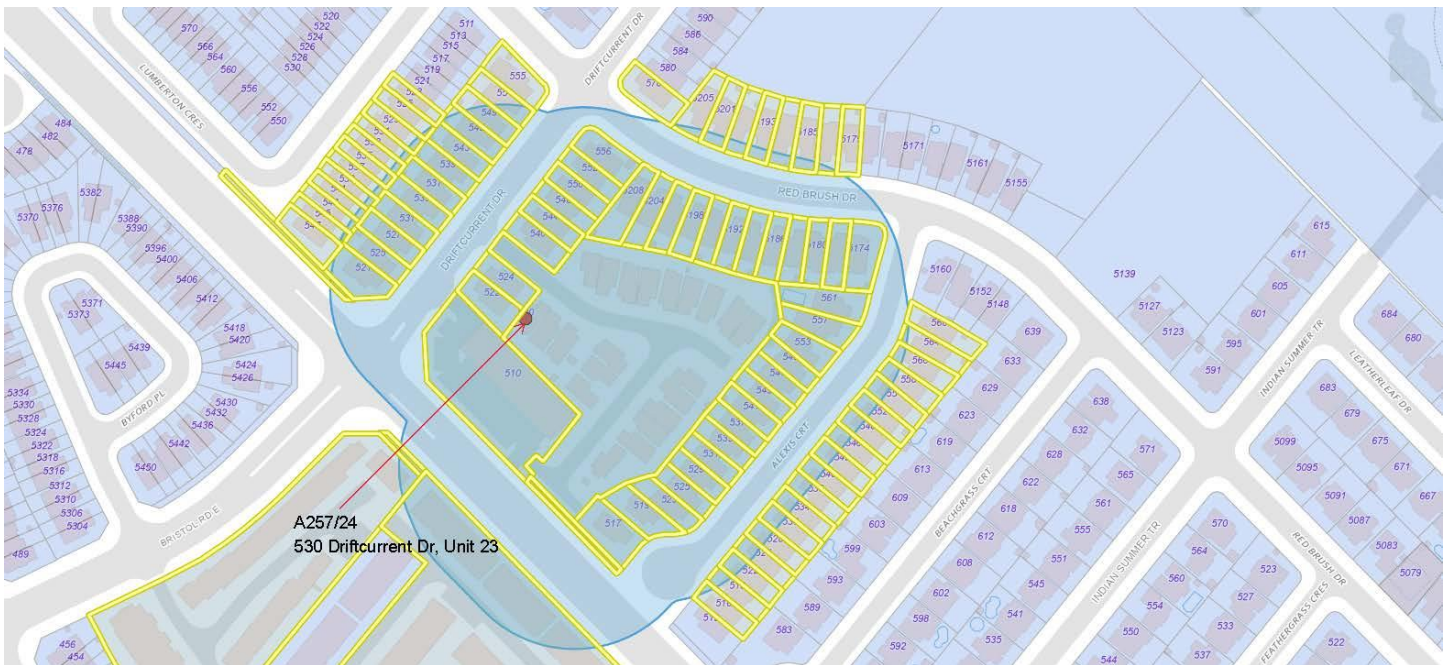
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Virtual Public Hearing

Why you received this letter:

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Details of the application and meeting information:

The property owner of 77 Thomas Street, zoned R3-69-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 alteration proposing a gross floor area of 380.40sq m (approx. 4094.63sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 350.98sq m (approx. 3777.95sq ft) in this instance.

The Committee has set **Thursday, July 11, 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:

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Additional Information:

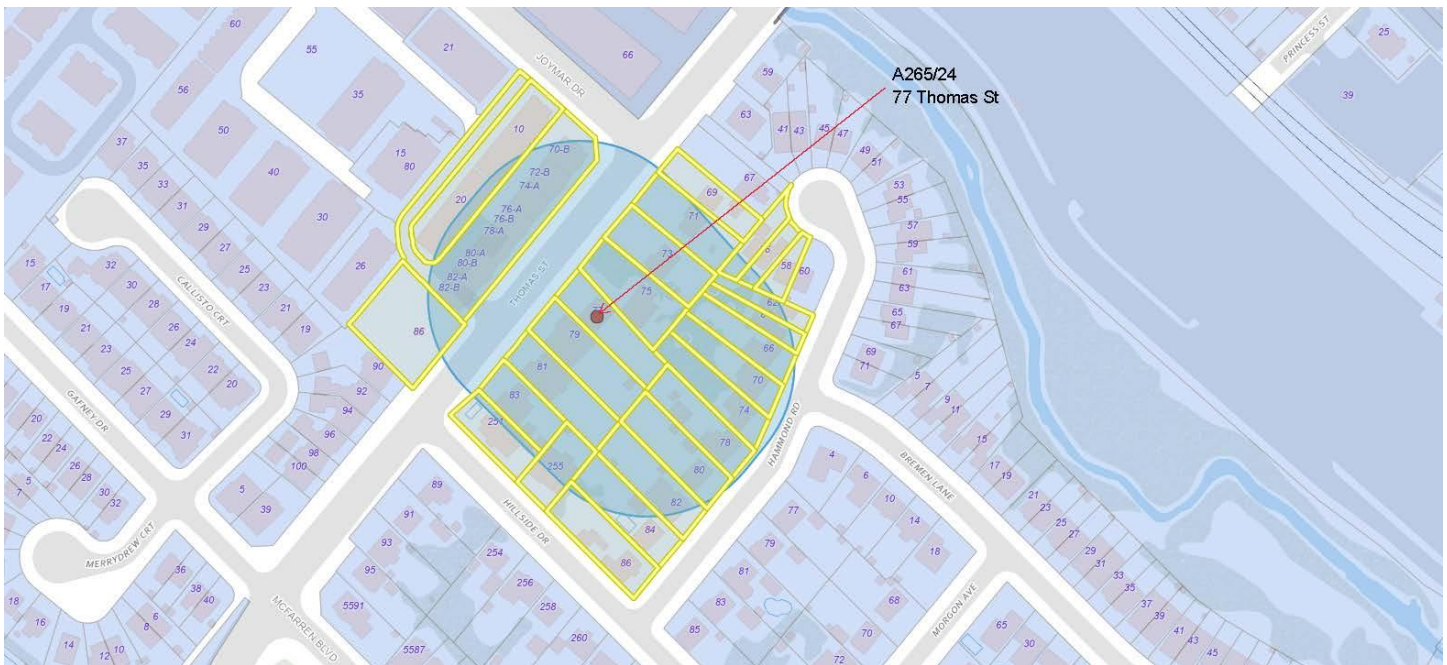
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Virtual Public Hearing

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Details of the application and meeting information:

The property owner of 110 Derry Road East, zoned O2- Office, 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 hotel proposing:

1. To permit a minimum of 48.5% of the exterior lot line to be occupied by a first storey streetwall of a street identified on schedule 5.2.1(2) whereas By-law 0225-2007, as amended, requires a minimum of 50% of the exterior lot line to be occupied by a street of a street identified on schedule 5.2.1(2).;
2. A setback of a first storey street wall of 2.04m (approx. 6.69ft) whereas By-law 0225-2007, as amended, requires a minimum setback of a first storey street wall of 3.00m (approx. 9.84ft) in this instance;
3. A setback to the exterior side yard of 2.04m (approx. 6.69ft) whereas By-law 0225-2007, as amended, requires a minimum setback to the exterior side yard of 4.50m (approx. 14.76ft) in this instance;
4. A first storey streetwall glazing of 20.75% whereas By-law 0225-2007, as amended, requires a minimum first storey streetwall glazing of 50.00% in this instance; and,
5. 1 loading space whereas By-law 0225-2007, as amended, requires a minimum of 2 parking spaces in this instance.

The Committee has set **Thursday, July 11, 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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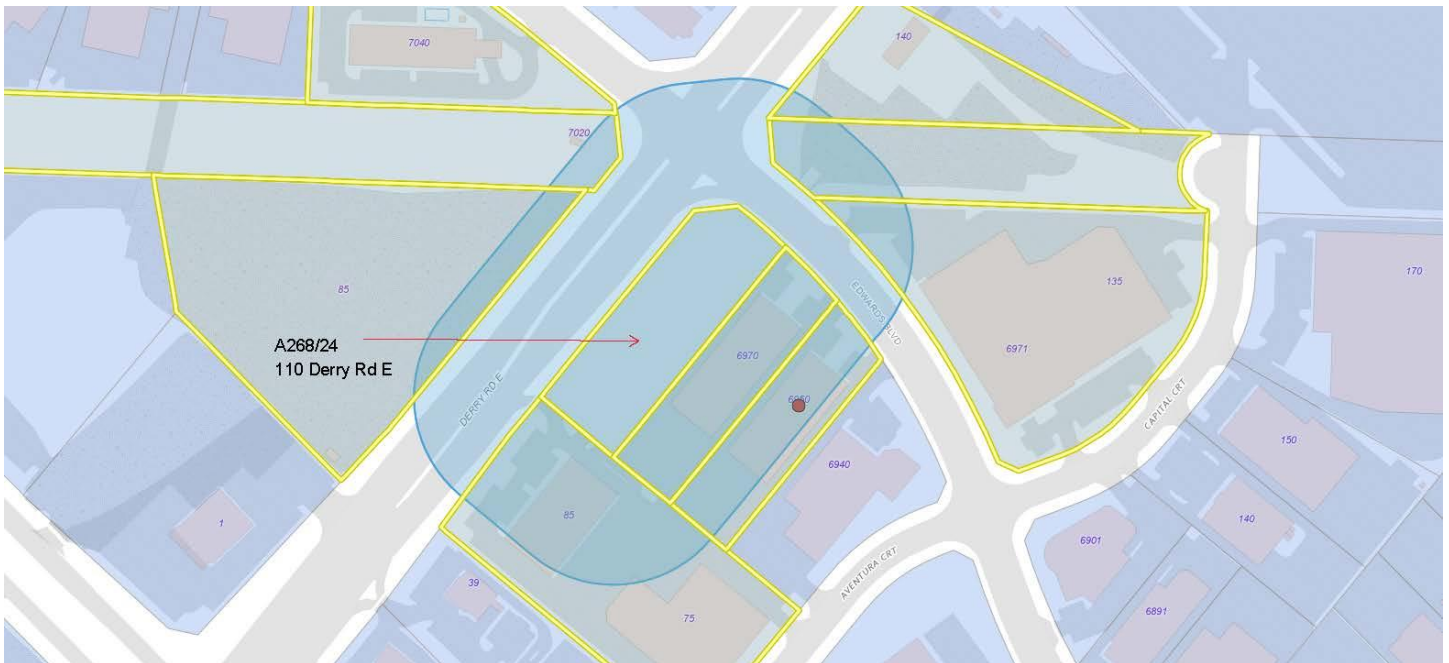
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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A273.24
Ward: 1

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 1248 Minnewaska Trail, 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 the construction of a new house proposing:

1. An eaves height of 7.07m (approx. 23.20ft) whereas By-law 0225-2007, as amended, permits a maximum eaves height of 6.40m (approx. 21.00ft) in this instance;
2. A building height of 9.53m (approx. 31.27ft) whereas By-law 0225-2007, as amended, permits a maximum building height of 9.00m (approx. 29.53ft) in this instance; and,
3. A dwelling depth of 21.93m (approx. 71.95ft) 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, July 11, 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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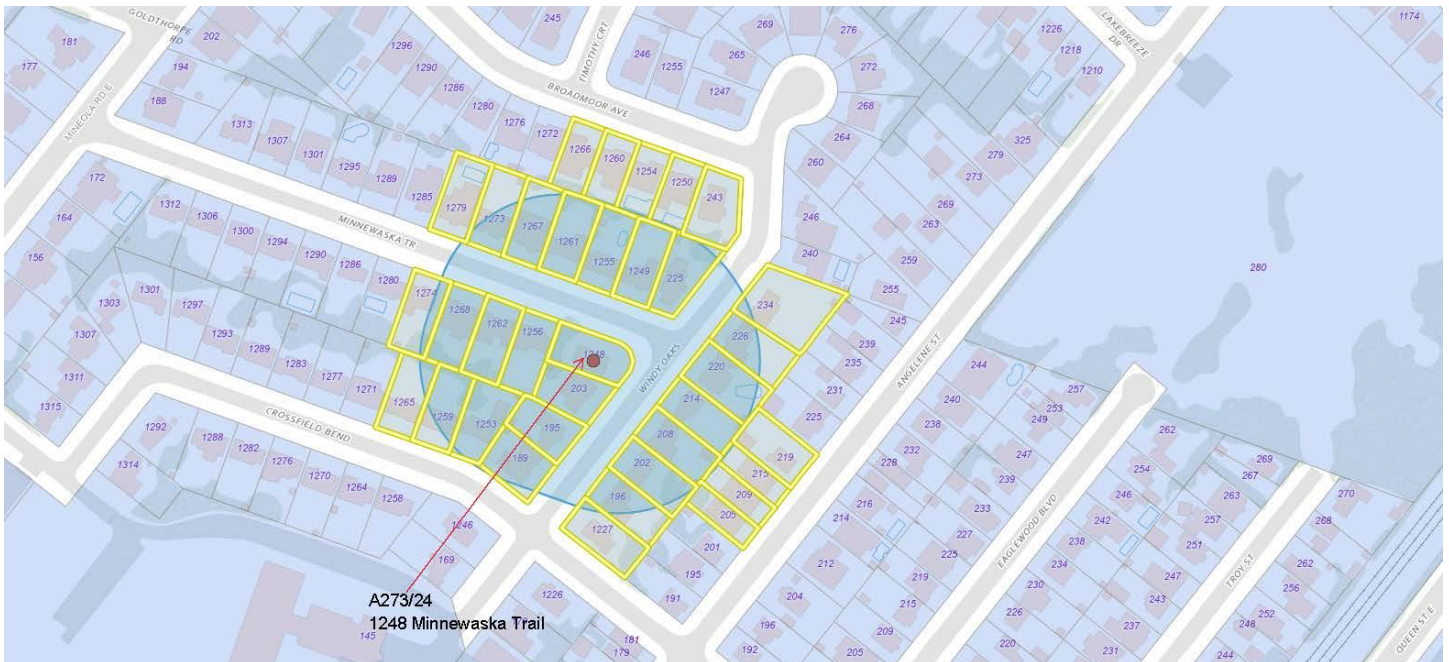
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Additional Information:

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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A276.24
Ward: 5

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 6741 Columbus Road, Unit 2, zoned E3- Employment, 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. 96 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 129 parking spaces in this instance;
2. An aisle width of 5.02m (approx. 16.47ft) whereas By-law 0225-2007, as amended, requires a minimum aisle width of 7.00m (approx. 22.97ft) in this instance;
3. An Accessory Sales to the Auto Repair use- Restricted with no outdoor display whereas By-law 0225-2007, as amended, does not permit this use in this instance;
4. 1 accessible parking space whereas By-law 0225-2007, as amended, requires a minimum of 5 parking spaces in this instance.

The Committee has set **Thursday, July 11, 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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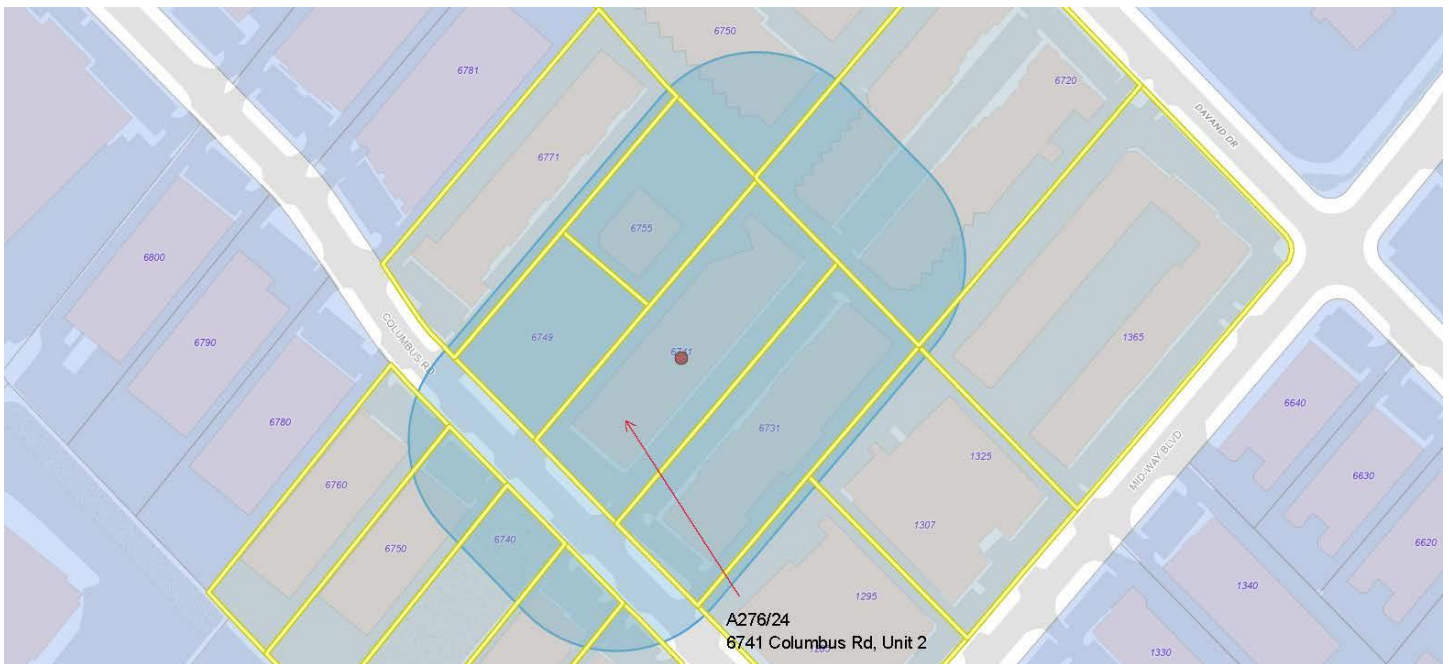
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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A277.24
Ward: 1

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 8 Wanita Road, zoned R15-8-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 7.62m (approx. 25.00ft) whereas By-law 0225-2007, as amended, permits a maximum eave height of 6.40m (approx. 21.00ft) in this instance;
2. An accessory structure area of 17.18sq m (approx. 184.93sq 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;
3. 2 kitchens whereas By-law 0225-2007, as amended, permits a maximum of 1 kitchen in this instance; and,
4. A lot coverage of 41.36% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 40.00% in this instance.

The Committee has set **Thursday, July 11, 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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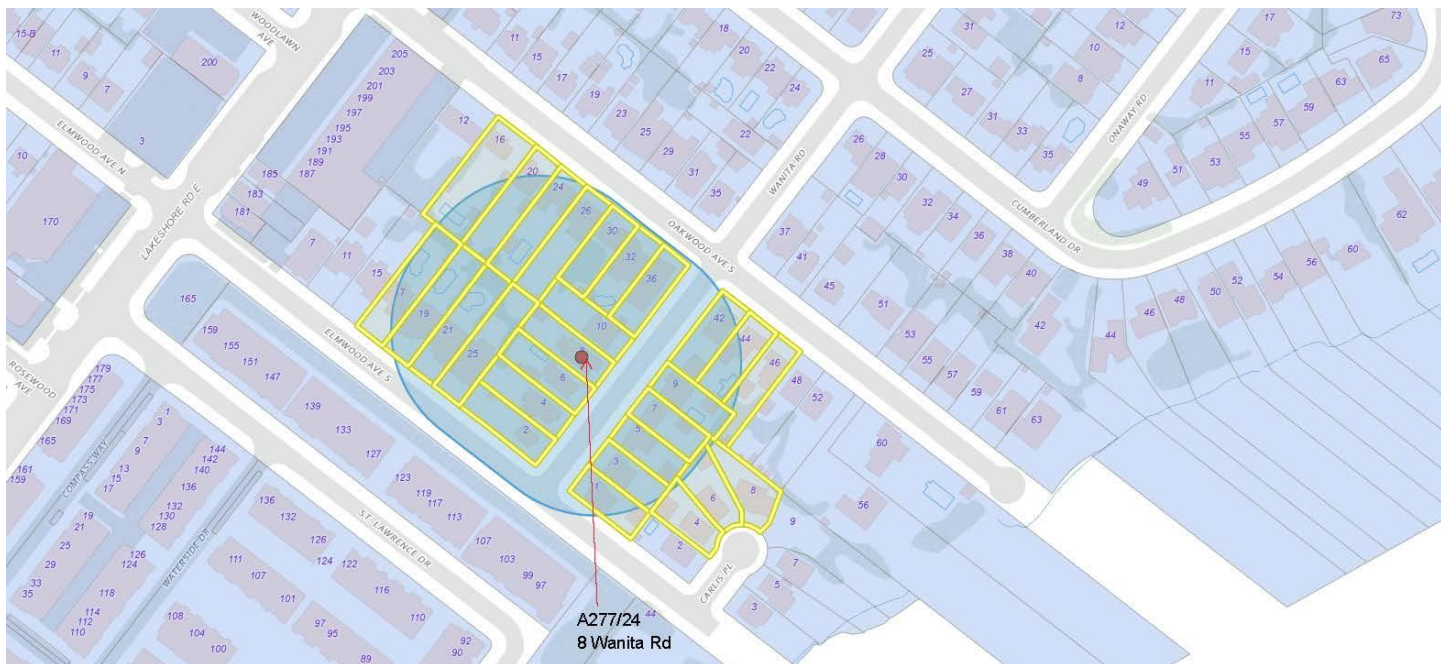
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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A281.24
Ward: 2

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 2497 Barcella Cres, zoned RM1- 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:

1. A lot coverage of 39.30% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% in this instance;
2. A side yard setback to the below grade stair of 0.73m (approx. 2.40ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback to the below grade stair of 1.20m (approx. 3.94ft) in this instance; and,
3. A side yard setback to the existing shed of 0.51m (approx. 1.67ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback to the existing shed of 0.61m (approx. 2.00ft) in this instance.

The Committee has set **Thursday, July 11, 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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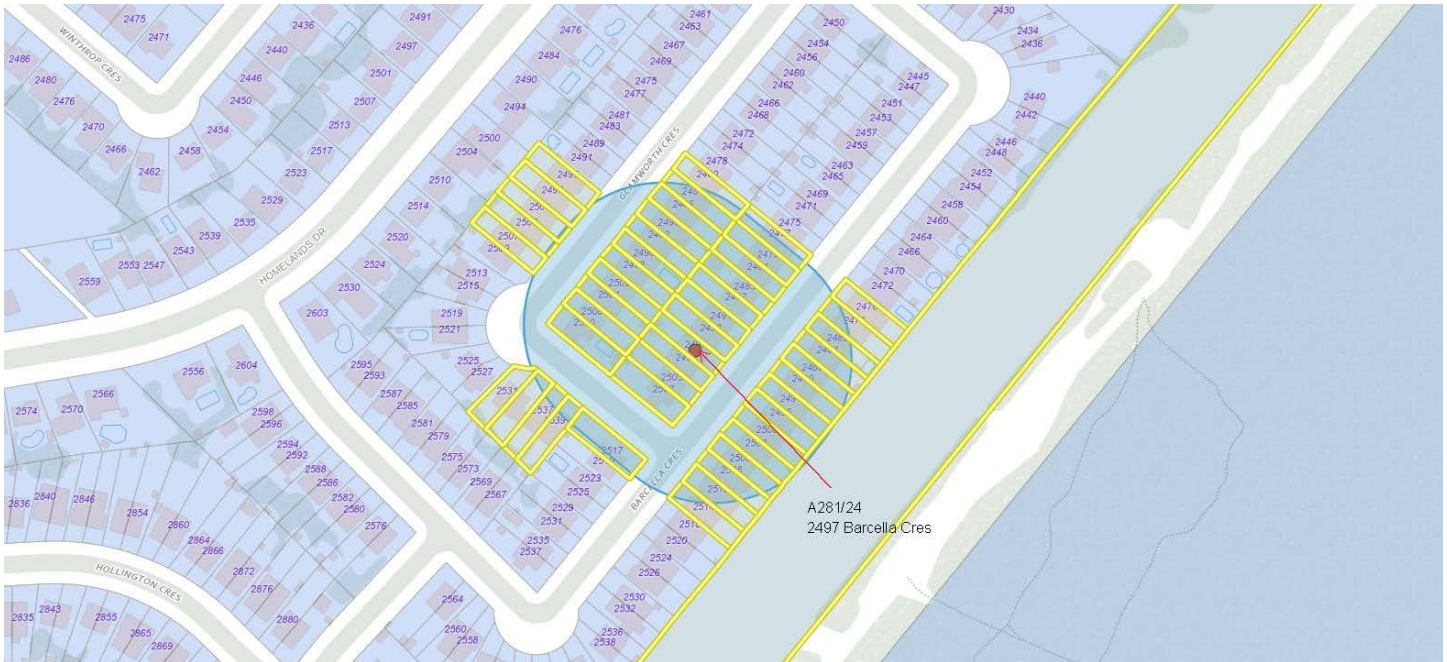
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Virtual Public Hearing

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Details of the application and meeting information:

The property owner of 7025 Pond Street, zoned R1-32- 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 garage proposing:

1. A projection of the garage face of a detached garage beyond any portion of the first floor front wall or exterior side wall of 4.97m (approx. 16.31ft) whereas the By-law 0225-2007, as amended, permits a maximum garage projection of 0.00m in this instance;
2. A driveway width of 5.50m (approx. 18.04ft) whereas the By-law 0225-2007, as amended, permits a maximum driveway width of 3.00m (approx. 9.84ft) in this instance; and,
3. A sloped roof height of 5.84m (approx. 19.16ft) whereas By-law 0225-2007, as amended, permits a maximum sloped roof height of 4.60m (approx. 15.09ft) in this instance; and,
4. An eave height of 4.22m (approx. 13.85ft) whereas By-law 0225-2007, as amended, permits a maximum eave height of 3.00m (approx. 9.84ft) in this instance.

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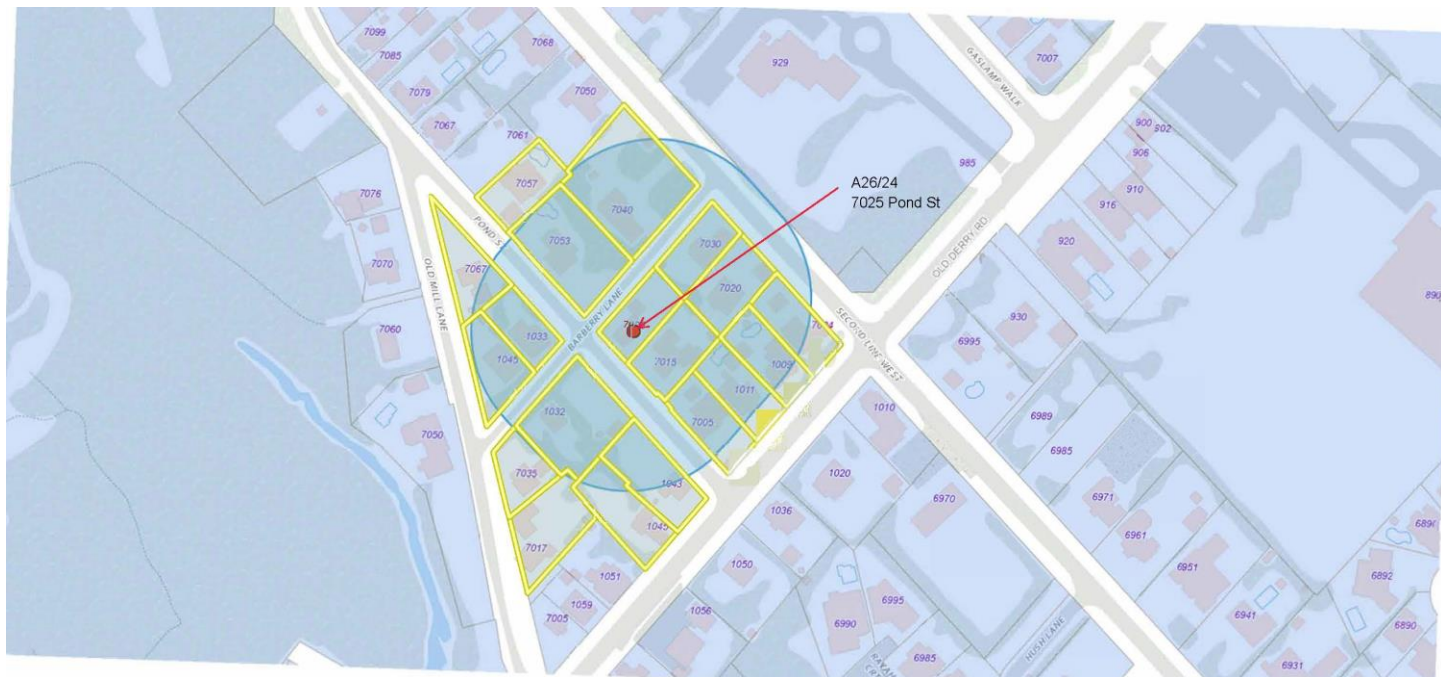
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Virtual Public Hearing

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Details of the application and meeting information:

The property owner of 2379 Erin Centre Blvd, zoned R2-9- 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 driveway proposing:

1. A driveway width of 11.46 m (approx. 37.60 ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 10.50 m (approx. 34.45 ft) in this instance; and,
2. A driveway width beyond the first six meters of the garage face of 9.88m (approx. 32.42ft) 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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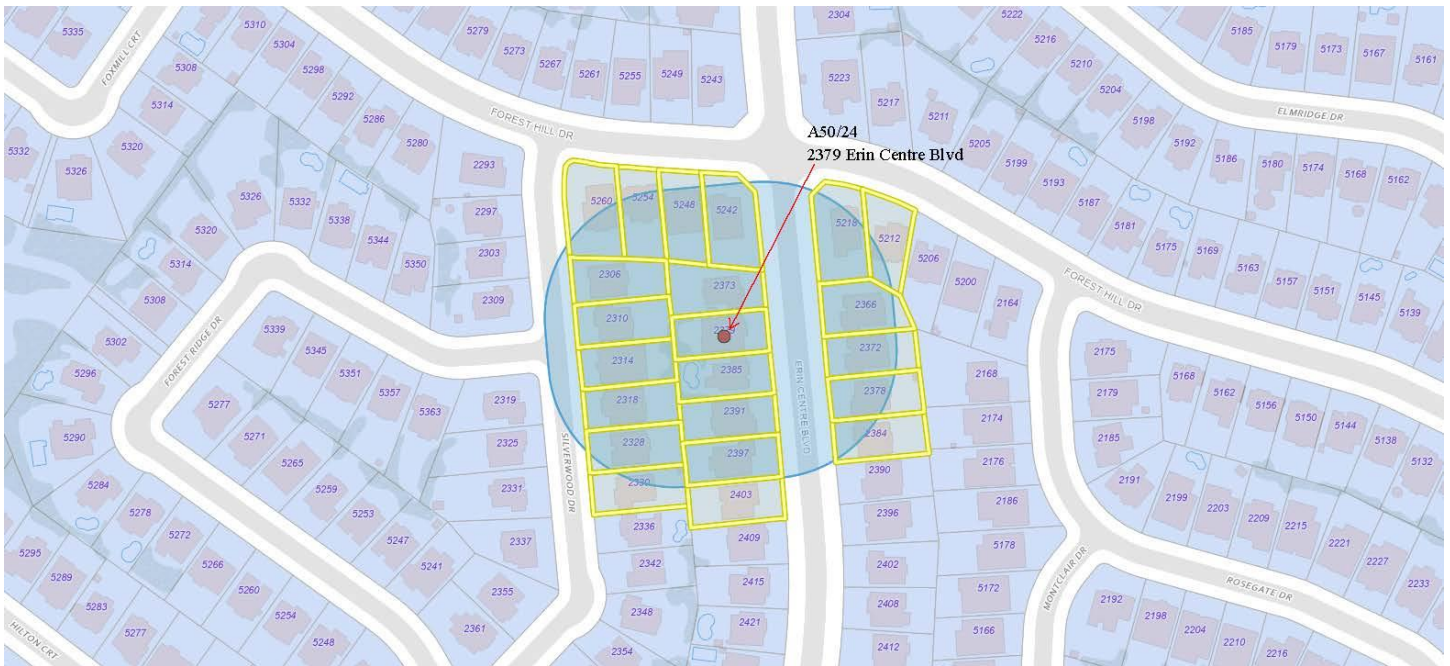
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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A95.24
Ward: 5

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 2360 Lucknow Drive, zoned E2- Employment, 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 proposing:

1. 115 parking spaces whereas By-law 0225-2007, as amended requires a minimum of 152 parking spaces in this instance;
2. 30 off site parking spaces whereas By-law 0225-2007, as amended does not permit off site parking in this instance;
3. 30 tandem parking spaces whereas By-law 0225-2007, as amended does not permit tandem parking in this instance; and,
4. 4 accessible parking spaces whereas By-law 0225-2007, as amended requires a minimum of 6 accessible parking spaces in this instance.

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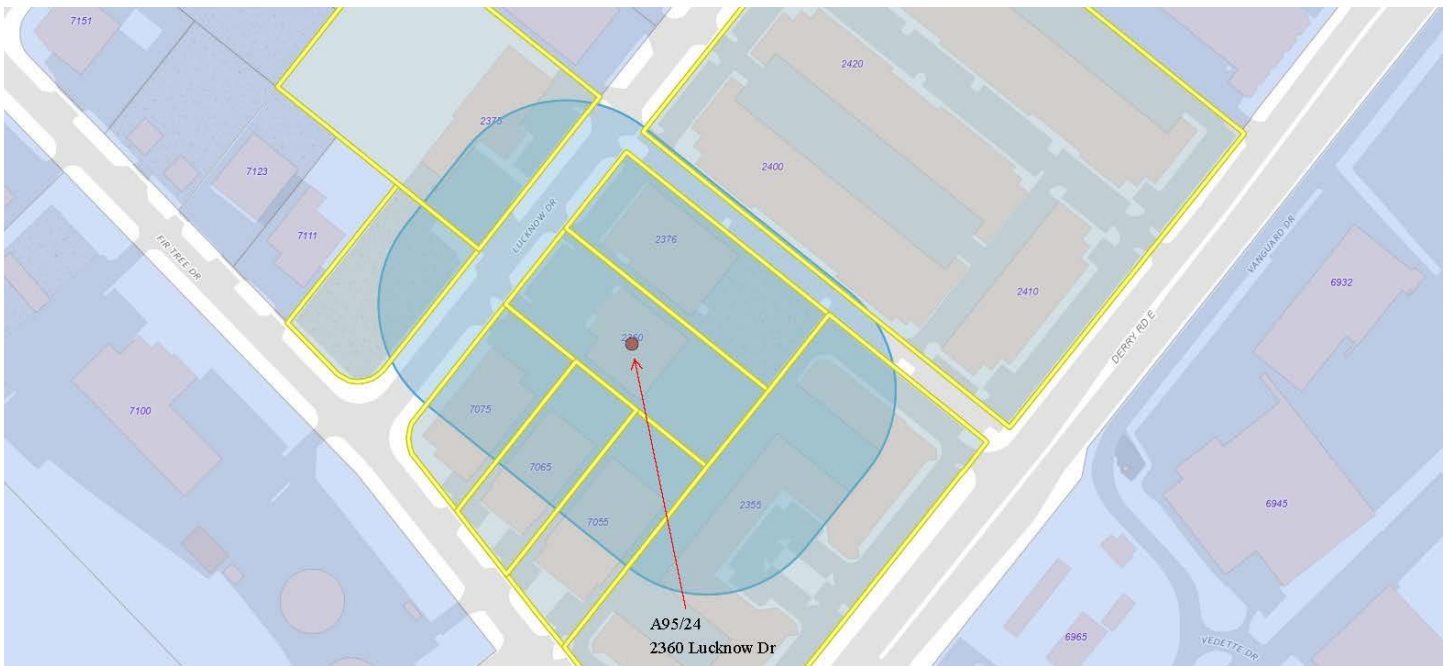
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Virtual Public Hearing

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Details of the application and meeting information:

The property owner of 6741 Historic Trail, zoned R10-1- 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 a below grade entrance with a side yard setback of 0.16m (approx. 0.52ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 1.20m (approx. 3.94ft) in this instance.

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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>

Additional Information:

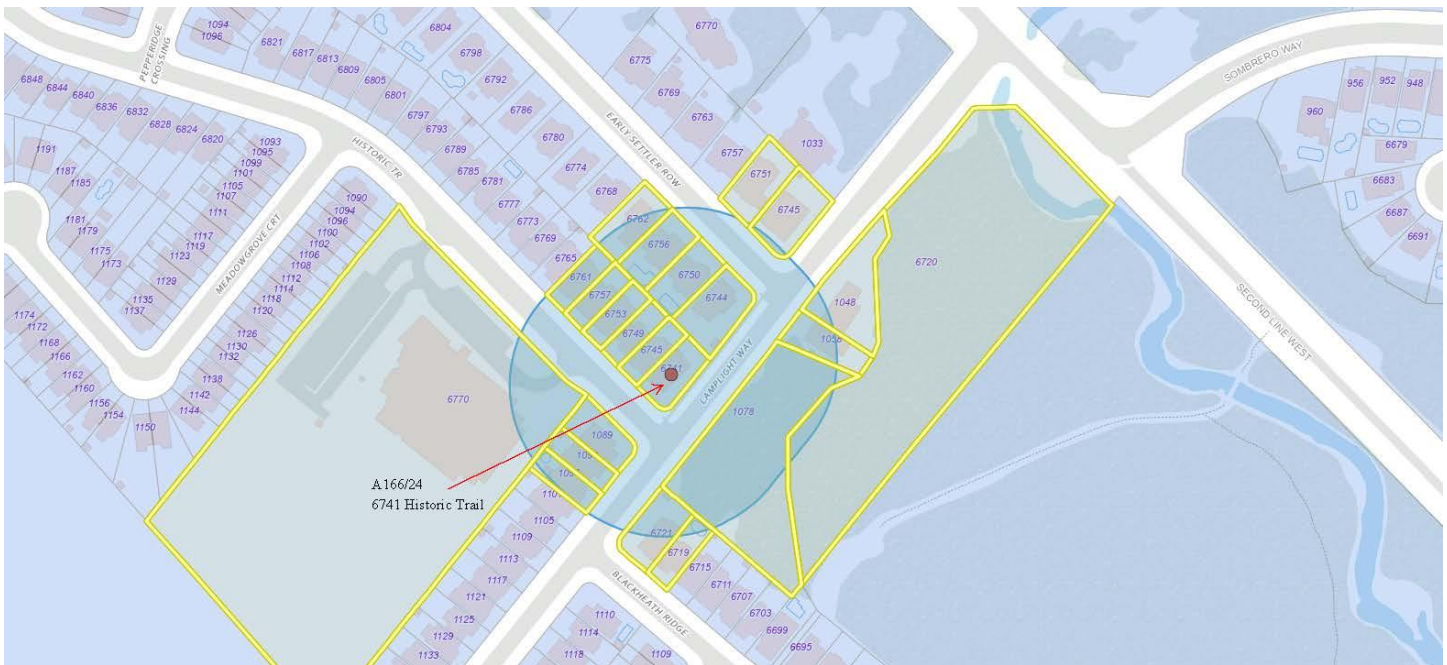
- For more information about this matter, contact committee.adjustment@mississauga.ca or call 905-615-3200 x2408. Alternatively, information can be obtained in person by making an appointment with the Committee of Adjustment at 300

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.