
Committee of Adjustment

Date: July 18, 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 B40.24, A300.24, A301.24

1039 Roosevelt Road (Ward 1)

4.2 A344.23

3613 Ellengale Drive (Ward 6)

4.3 A202.24

3091 Bonaventure Drive (Ward 5)

4.4 A282.24

5886 Shelford Terrace (Ward 10)

4.5 A283.24

2519 Dinning Crt (Ward 9)

4.6 A295.24

826 Calder Rd (Ward 2)

4.7 A298.24

3559 Burningelm Crescent (Ward 3)

4.8 A302.24

48 Oakwood Ave S (Ward 1)

4.9 A304.24

1255 Myron Drive (Ward 1)

4.10 A309.24

1509 Daniel Creek Rd (Ward 6)

4.11 A310.24

2630, 2650 & 2666 Royal Windsor Drive, Unit 7 (Ward 2)

4.12 A311.24

4566 Tomken Rd (Ward 3)

- 4.13 A314.24
 30-110 Courtnepark Dr E & 75 Annagem Blvd (Ward 5)
- 4.14 A489.23
 3151 Merritt Ave (Ward 5)
- 4.15 A212.24
 1331 Crestlawn Dr, Unit C (Ward 3)
- 5. **OTHER BUSINESS**
- 6. **ADJOURNMENT**



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: B40.24 A300.24 A301.24
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 1039 Roosevelt Road, zoned RM2-42-Residential, has applied for Consent under Section 53 of the Planning Act. B40/24

The applicant requests the Consent of the Committee to sever a parcel of land for the creation of a new lot. The parcel of land has a frontage of approximately 7.62m (approx. 25.00ft) and an area of approximately 350.49sq m (3772.64sq ft). A300/24

The applicant requests a minor variance for the severed lands of B40/24 proposing a building height of 10.00m (approx. 32.81ft) whereas By-law 0225-2007, as amended, permits a maximum building height of 9.50m (approx. 31.17ft) in this instance.

A301/24

The applicant requests a minor variance for the retained lands of B40/24 proposing a building height of 10.00m (approx. 32.81ft) whereas By-law 0225-2007, as amended, permits a maximum building height of 9.50m (approx. 31.17ft) in this instance.

The Committee has set **Thursday, July 18, 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.

How to participate:

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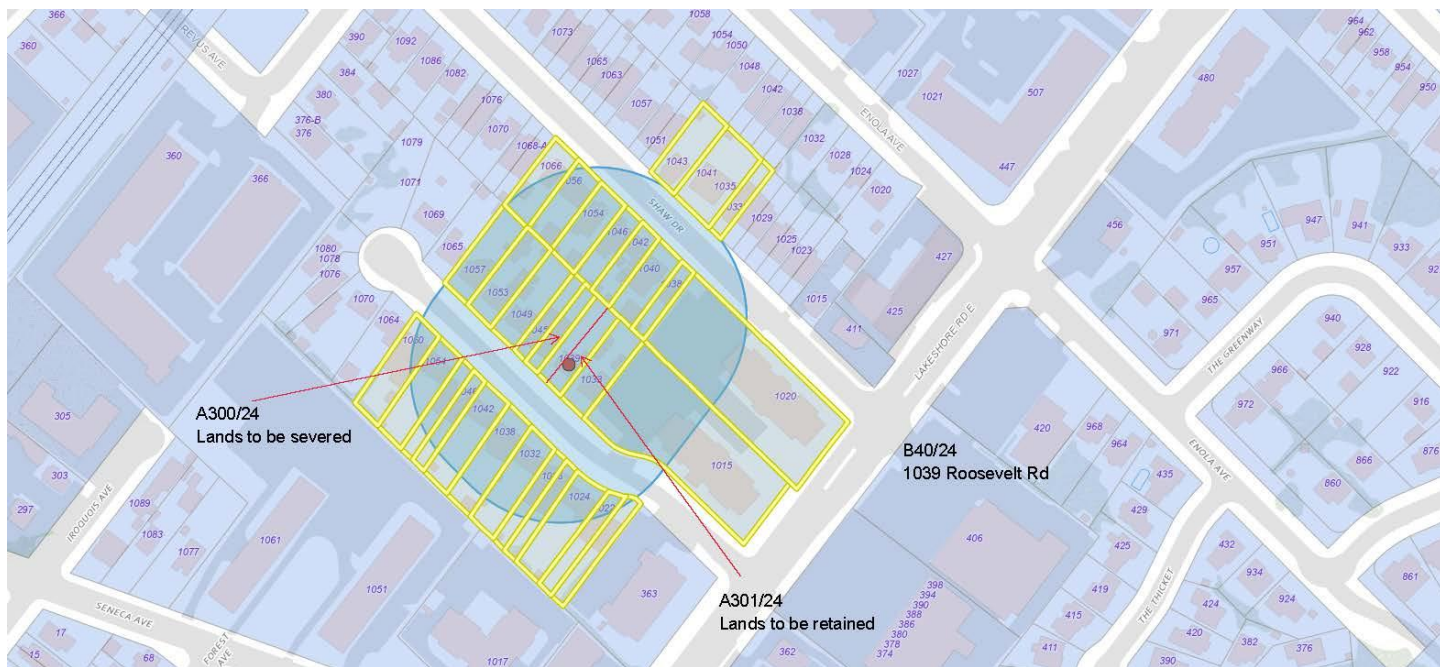
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If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Committee of Adjustment via email at committee.adjustment@mississauga.ca or by mailing the Committee 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.

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Details of the application and meeting information:

The property owner of 3613 Ellengale Drive, 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 a concrete patio proposing a hard surface landscape material setback in the rear yard of 0.13m (approx. 0.43ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 0.61m (approx. 2.00ft) in this instance.

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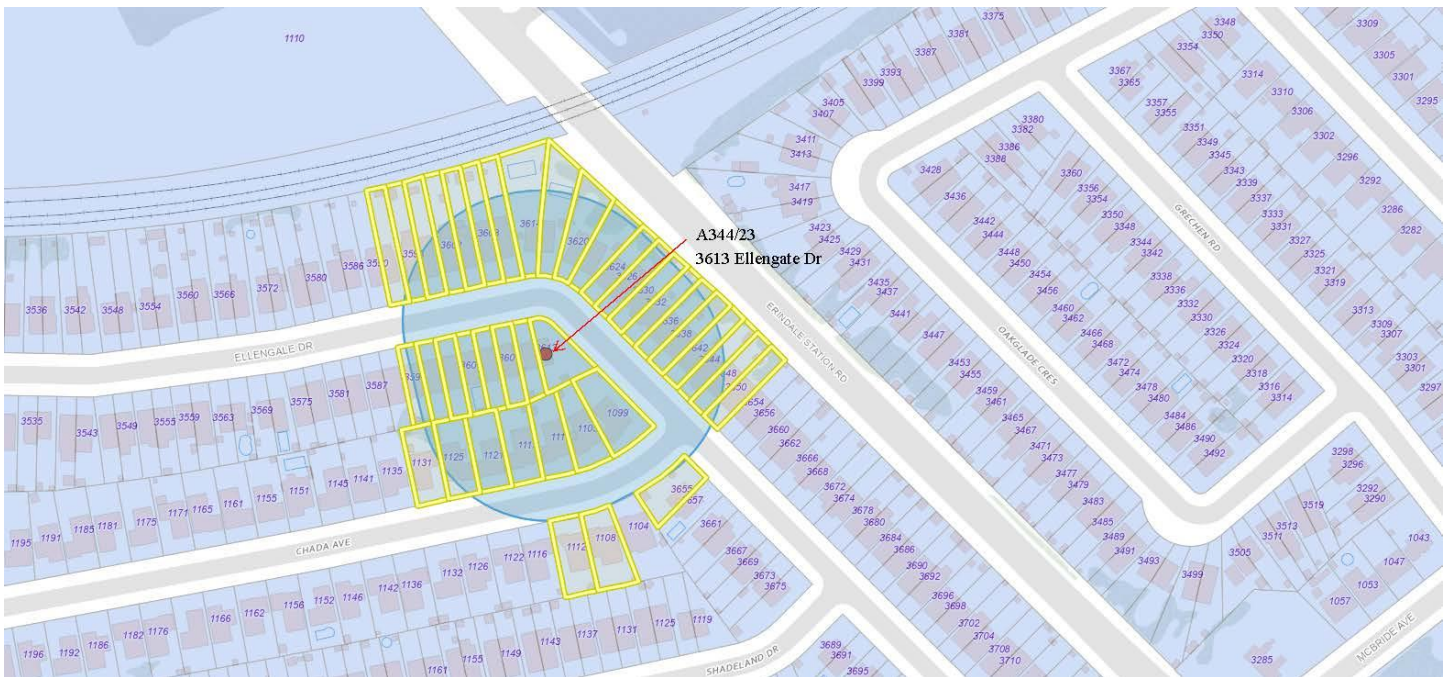
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Details of the application and meeting information:

The property owner of 3091 Bonaventure Drive, 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 the construction of a new house proposing:

1. A lot coverage of 30.69% (192.50sq m) whereas By-law 0225-2007, as amended permits a maximum lot coverage of 30% (188.12sq m) in this instance; and,
2. A gross floor area of 327.30sq m (approx. 3523.03sq ft) whereas By-law 0225-2007, as amended permits a maximum gross floor area of 275.41sq m (approx. 2964.49sq ft) in this instance.

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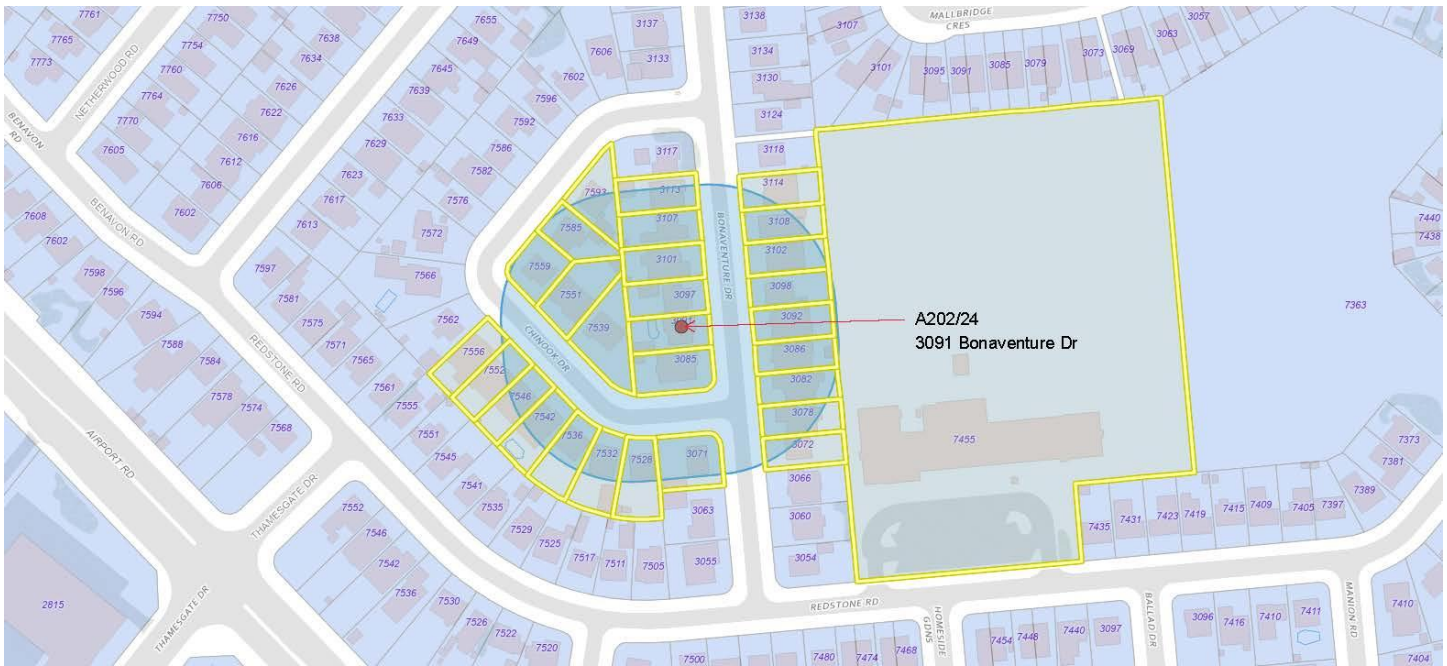
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Public Hearing

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Details of the application and meeting information:

The property owner of 5886 Shelford Terrace, zoned RM5-21- 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:

1. A below grade stairwell entrance (to access the second dwelling basement unit) in the exterior side yard whereas By-law 0225-2007 as amended does not permit a below grade stairwell entrance in the exterior side yard in this instance;
2. A driveway width of 4.60m (approx. 15.09ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 3.80m (approx. 12.47ft) in this instance;
3. A pedestrian entrance facing a street for an accessory dwelling unit whereas By-law 0225-2007 as amended does not permit a pedestrian entrance facing a street for an accessory dwelling unit in this instance.

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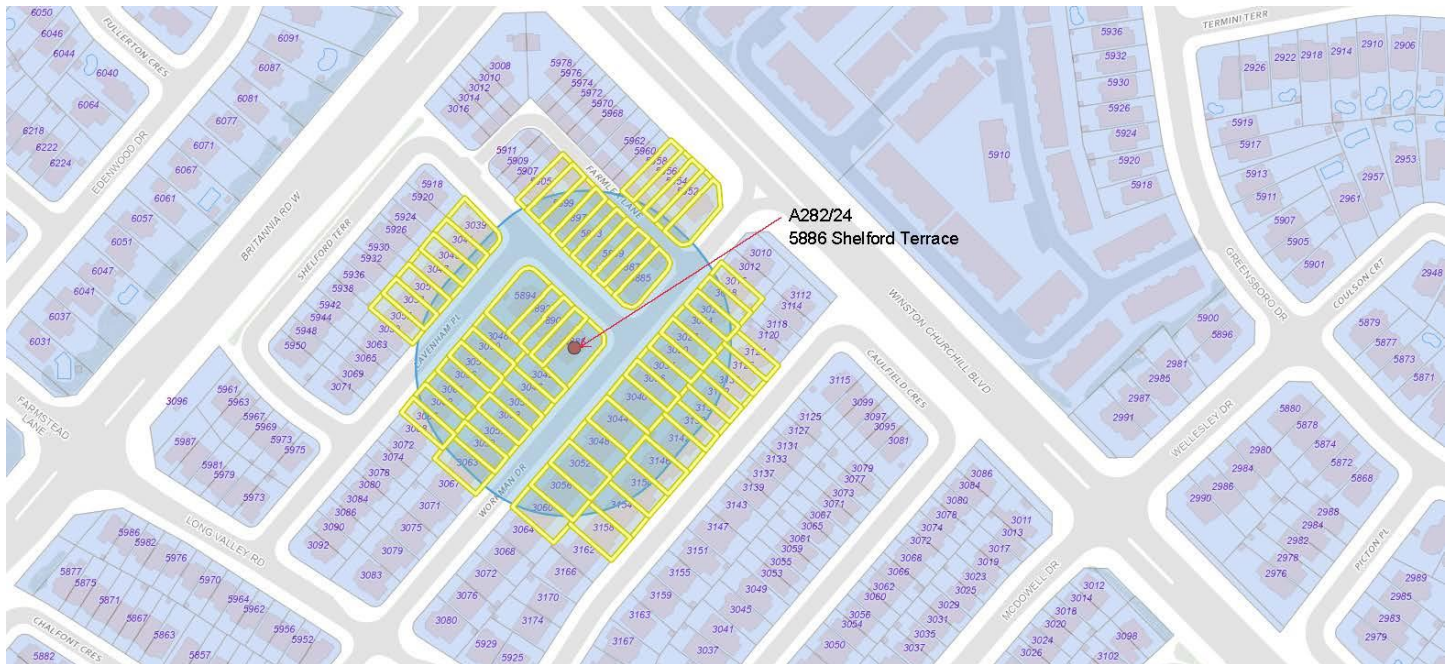
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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A283.24
Ward: 9

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 2519 Dinning Crt, 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 an accessory structure proposing a lot coverage of 43.00% whereas By-law 0225-2007, as amended, permits a maximum Lot Coverage of 40.00% in this instance.

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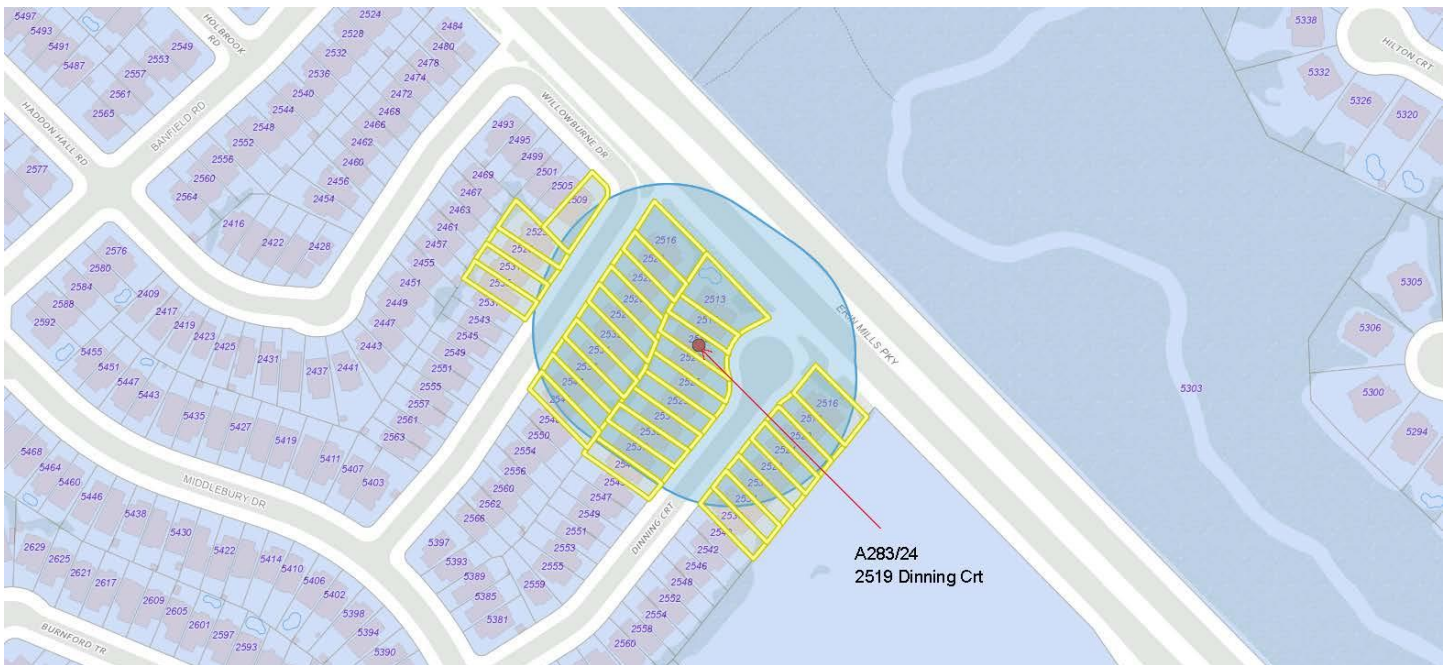
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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A295.24
Ward: 2

REVISED

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 826 Calder Rd, zoned R2-4 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 cabana proposing:

1. An exterior side yard setback of 0.61m (approx. 2.00ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback of 1.20m (approx. 3.94ft) in this instance;
2. An accessory structure area of 30.00sq m (approx. 322.92sq ft) whereas By-law 0225-2007, as amended, permits a maximum accessory structure area of 20.00sq m (approx. 215.28sq ft) in this instance;
3. A lot coverage of 30.30% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% in this instance.

The Committee has set **Thursday, July 18, 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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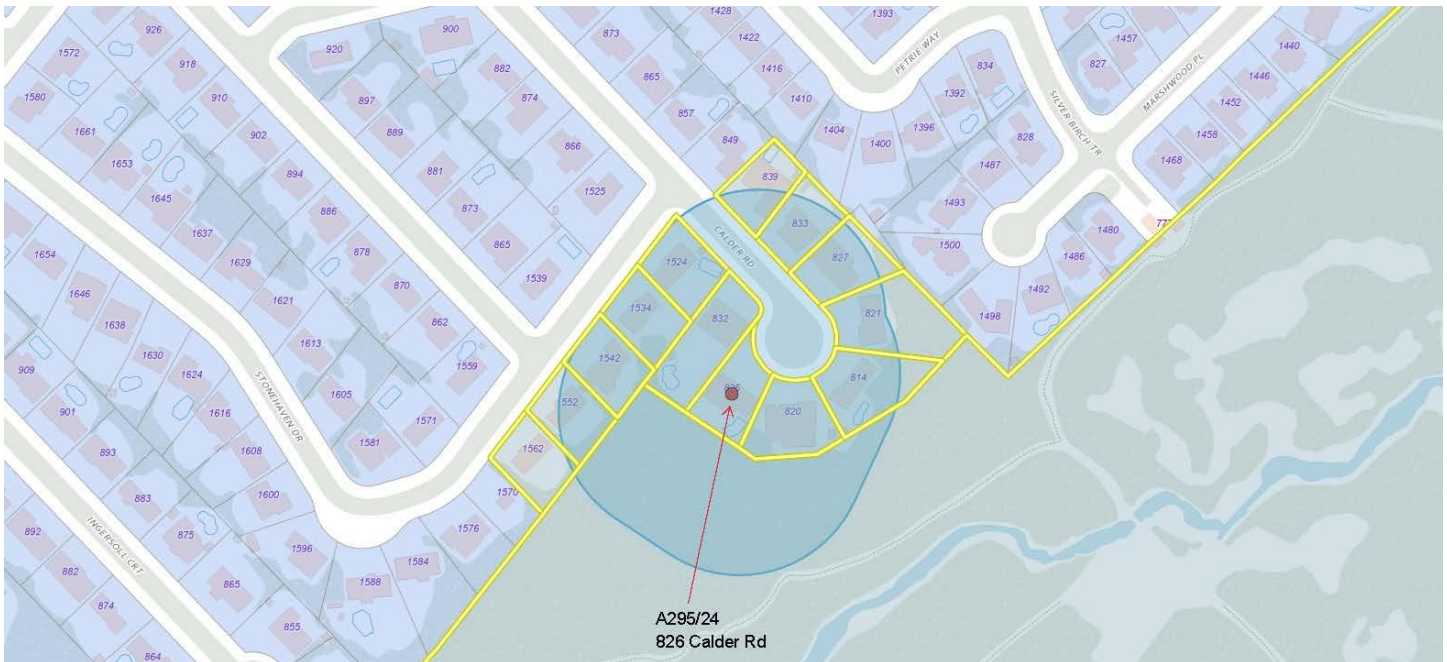
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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A298.24
Ward: 3

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 3559 Burningham Crescent, 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 a second driveway whereas By-law 0225-2007, as amended, permits a maximum of 1 driveway in this instance.

The Committee has set **Thursday, July 18, 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:

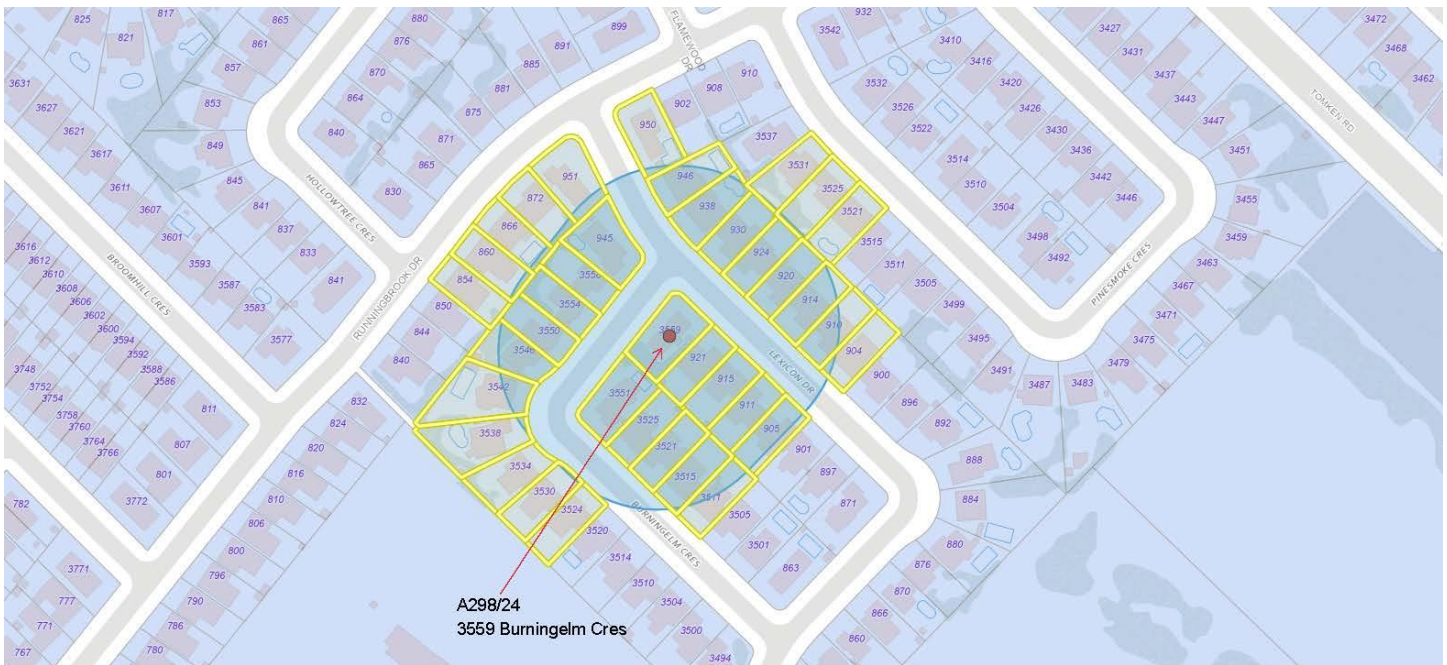
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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A302.24
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 48 Oakwood Ave S, 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. A lot coverage of 41.02% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 40.00% in this instance;
2. An eave height of 6.44m (approx. 21.13ft) whereas By-law 0225-2007, as amended, permits a maximum eave height of 6.40m (approx. 21.00ft) in this instance;
3. A dwelling depth of 22.00m (approx. 72.18ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00m (approx. 65.62ft) in this instance;
4. An accessory structure area of 57.50sq m (approx. 618.93sq ft) whereas By-law 0225-2007, as amended, permits a maximum accessory structure area of 20.00sq m (approx. 215.28sq ft) in this instance;
5. An accessory structure height of highest ridge of 4.48m (approx. 14.70ft) whereas By-law 0225-2007, as amended, permits a maximum accessory structure height of highest ridge of 3.50m (approx. 11.48ft) in this instance;
6. An accessory structure lot coverage of 6.99% whereas By-law 0225-2007, as amended, permits a maximum accessory structure lot coverage of 5.00% in this instance.

The Committee has set **Thursday, July 18, 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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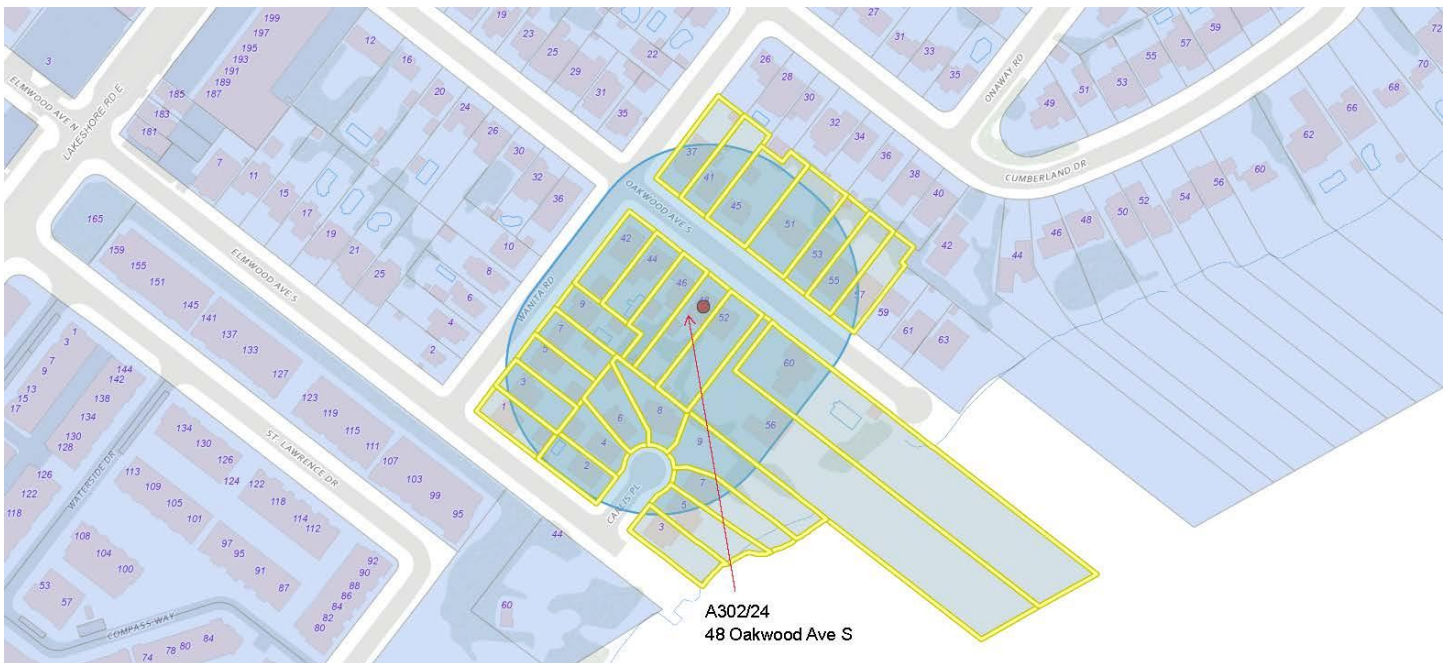
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Virtual Public Hearing

Why you received this letter:

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Details of the application and meeting information:

The property owner of 1255 Myron Drive, 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 basement walkout proposing a side yard setback of 0.35m (approx. 1.15ft) 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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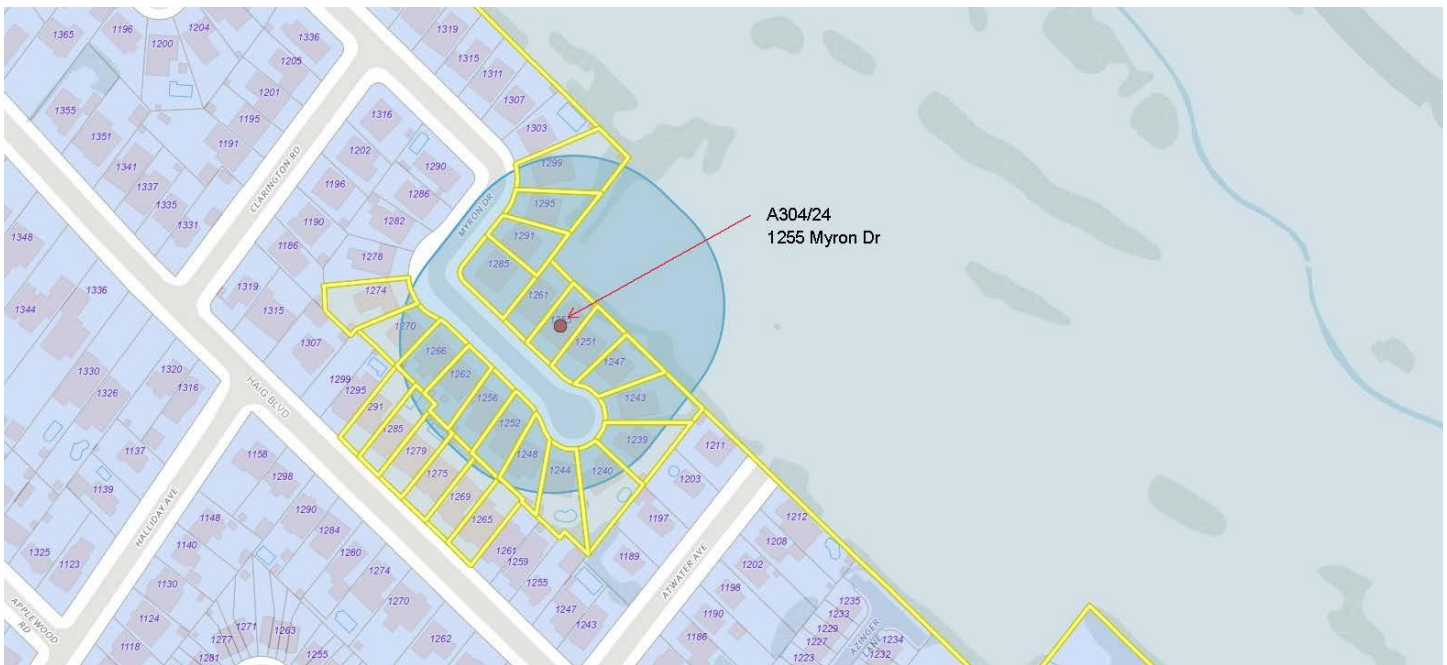
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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A309.24
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 1509 Daniel Creek Rd, zoned R4 - 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 7.00m (approx. 22.97ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.69ft) in this instance;
2. A walkway width of 2.00m (approx. 6.56ft) whereas By-law 0225-2007, as amended, permits a maximum walkway width of 1.50m (approx. 4.92ft) in this instance.

The Committee has set **Thursday, July 18, 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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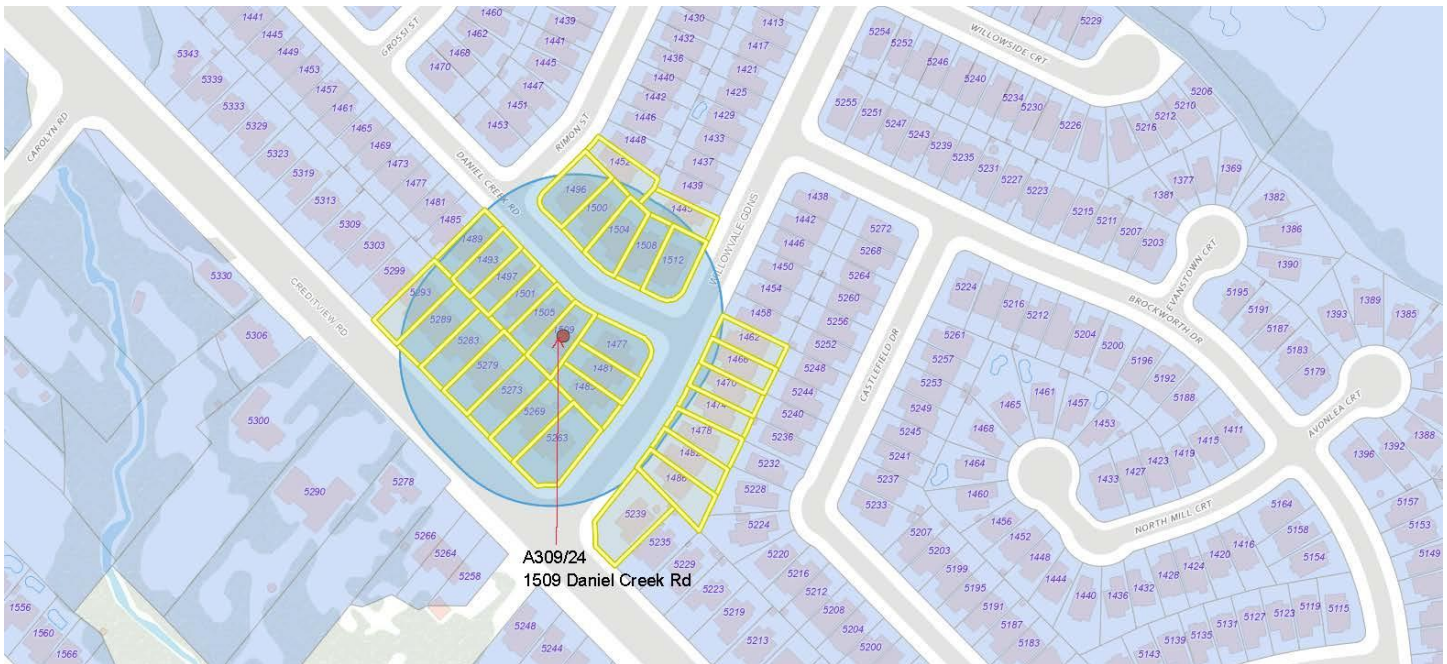
<http://www.mississauga.ca/portal/cityhall/council-and-committee-videos>

Additional Information:

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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 2630, 2650 & 2666 Royal Windsor Drive, Unit 7, zoned E3-1 - 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 and parking proposing:

1. A Motor Vehicle Sales use in Unit 7 of 2630 Royal Windsor Drive whereas By-law 0225-2007, as amended, does not permit a Motor Vehicle Sales use in this instance;
2. 264 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 271 parking spaces in this instance;
3. A landscape buffer width of 1.10m (approx. 3.61ft) whereas By-law 0225-2007, as amended, requires a minimum landscape buffer width of 4.50m (approx. 14.76ft) in this instance.

The Committee has set **Thursday, July 18, 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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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A311.24
Ward: 3

REVISED

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 4566 Tomken Rd, 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 the construction of a new building proposing:

1. A front yard setback of 7.328m (approx. 24.043ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 7.50m (approx. 24.61ft) in this instance; and,
2. A daycare whereas By-law 0225-2007, as amended, does not permit such a use in an E2-Employment zone in this instance.

The Committee has set **Thursday, July 18, 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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Virtual Public Hearing

Why you received this letter:

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Details of the application and meeting information:

The property owner of 30-110 Courtneypark Dr E & 75 Annagem Blvd, zoned O2-5 - 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 permit uses accessory to a permitted use to be located within buildings separate from those containing a permitted use listed in the O2-5 zone and be restricted to a maximum of 30% of the total gross floor area of all permitted uses located in the O2-5 zone whereas By-law 0225-2007, as amended, requires that accessory uses to a permitted use be located within the same buildings as a permitted use listed in Subsection 5.2.1 of the By-law and be restricted to 30% of the gross floor area of that building.

The Committee has set **Thursday, July 18, 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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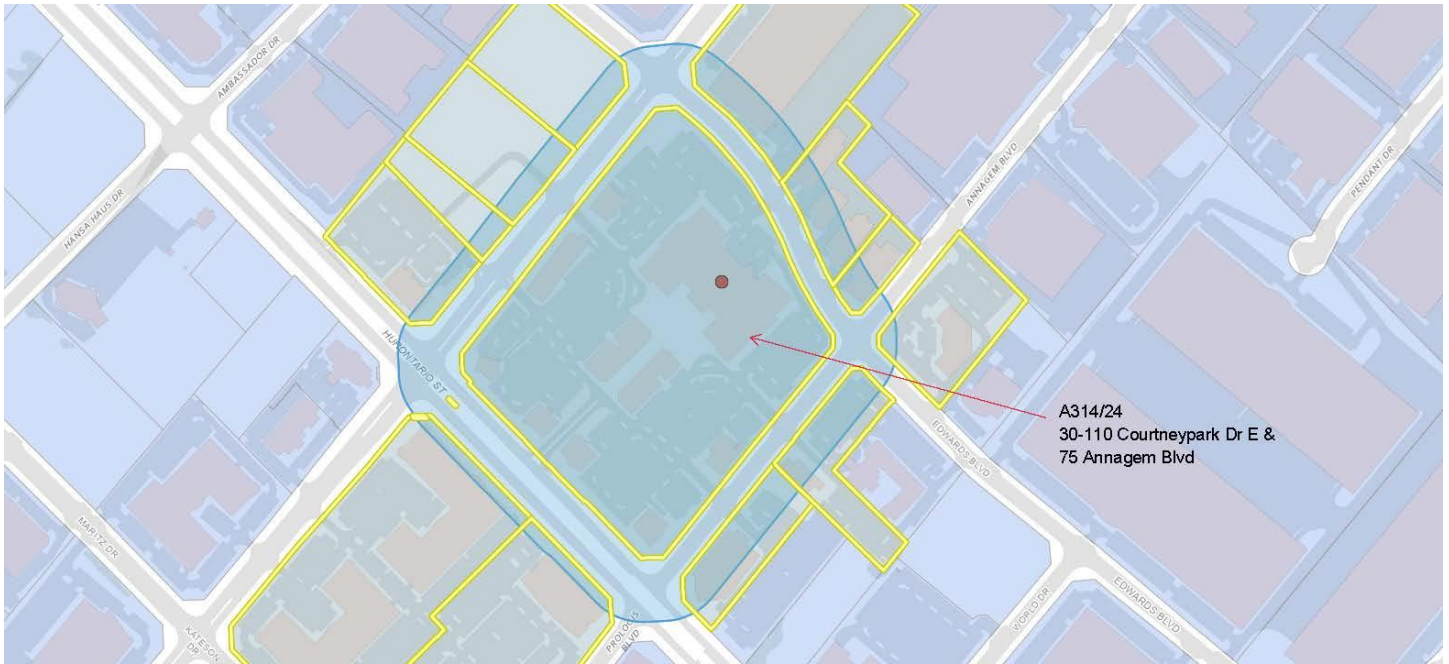
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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A489.23
Ward: 5

REVISED

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 3151 Merritt 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 lot coverage of 38.65% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% in this instance;
2. A right side yard setback of 1.20m (approx. 3.94ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 1.81m (approx. 5.94ft) in this instance;
3. An eaves height of 7.00m (approx. 22.97ft) whereas By-law 0225-2007, as amended, permits a maximum eaves height of 6.40m (approx. 21.00ft) in this instance; and,
4. A gross floor area of 229.08sq m (approx. 2465.80sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 174.09sq m (approx. 1873.89sq ft) in this instance; and,
5. A rear yard setback of 4.86m (approx. 15.95ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback of 7.50m (approx. 24.61ft) in this instance.

The Committee has set **Thursday, July 18, 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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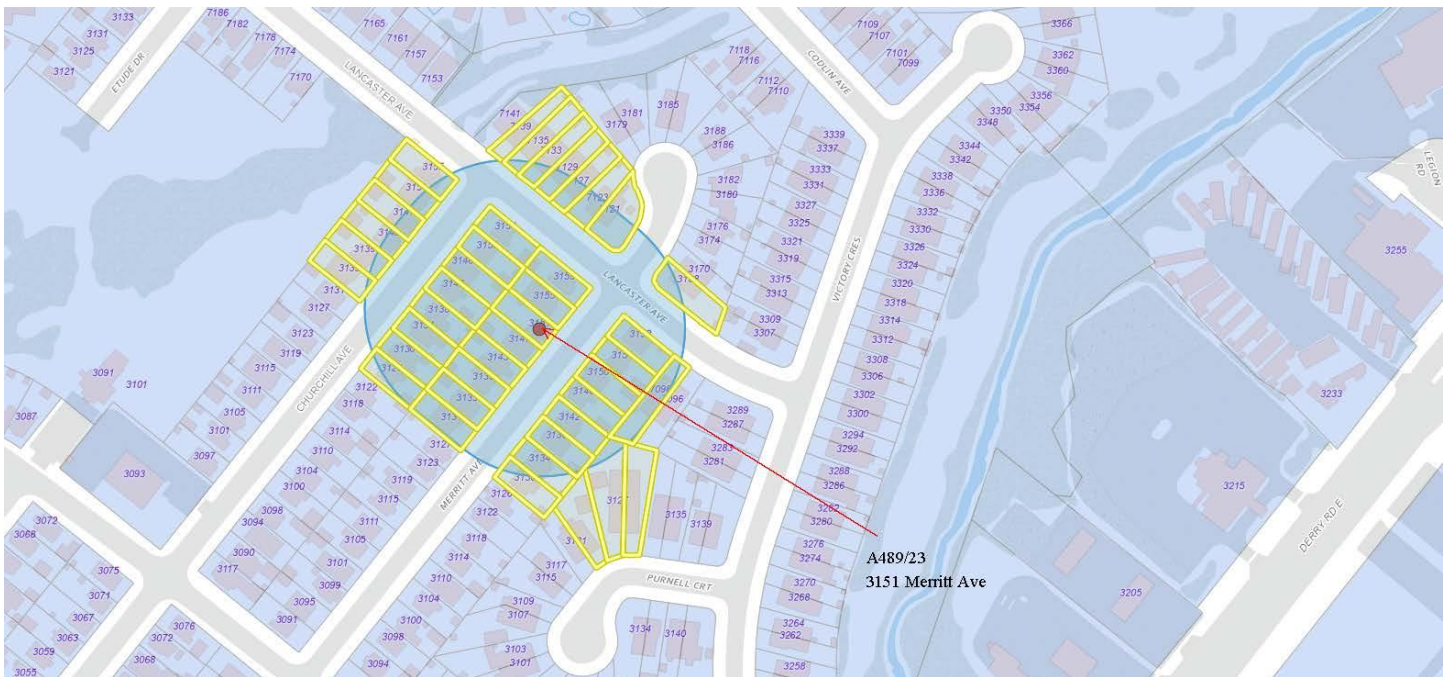
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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A212.24
Ward: 3

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 1331 Crestlawn Dr Unit C, zoned E2 - Employment & C3-1 - 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 change of use proposing 329 parking spaces on site whereas By-law 0225-2007, as amended, requires a minimum of 476 parking spaces on site in this instance.

The Committee has set **Thursday, July 18, 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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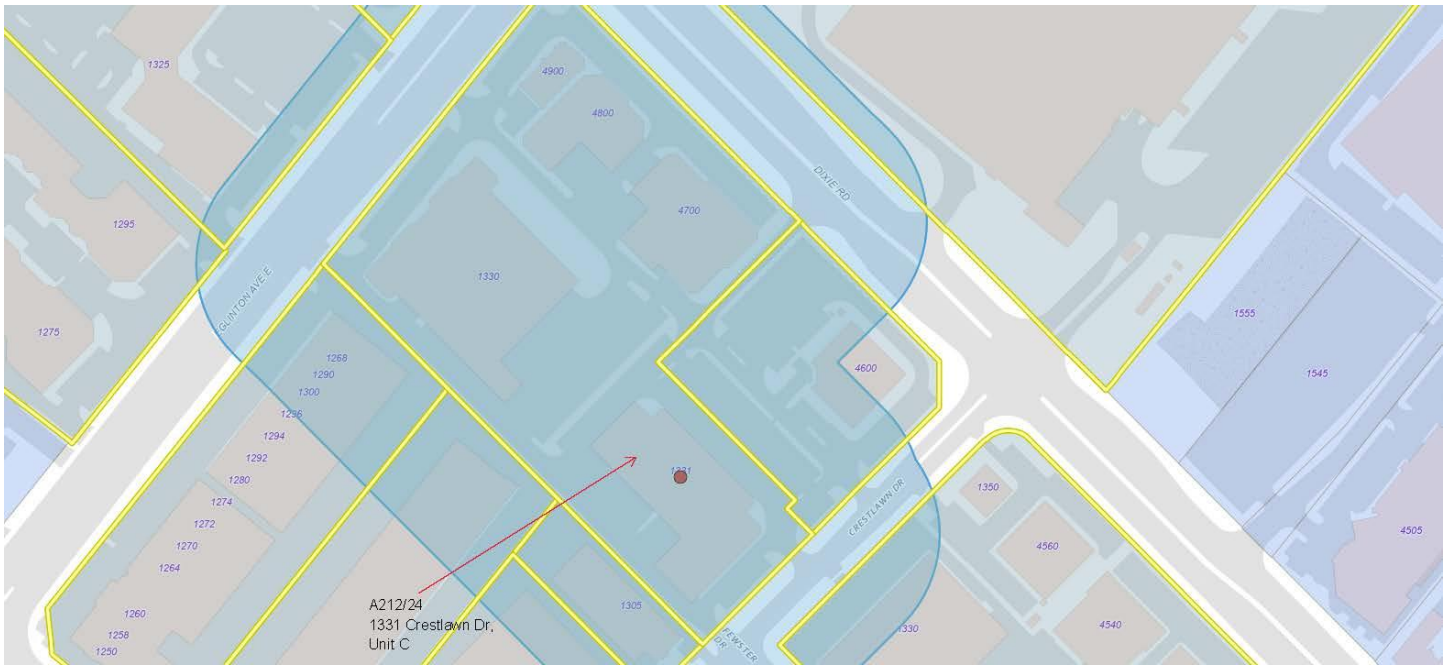
- For more information about this matter, contact committee.adjustment@mississauga.ca or call 905-615-3200 x2408. Alternatively, information can be obtained in person by making an appointment with the Committee of Adjustment at 300

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.