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## Committee of Adjustment

**Date:** July 25, 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  
[taranjeet.uppal@mississauga.ca](mailto:taranjeet.uppal@mississauga.ca)

Nathan Tega, Committee of Adjustment Co-op, Legislative Services  
905-615-3200 ext.8928  
[nathan.tega@mississauga.ca](mailto: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](mailto:committee.adjustment@mississauga.ca)

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1. CALL TO ORDER
  2. DECLARATION OF CONFLICT OF INTEREST
  3. DEFERRALS OR WITHDRAWALS
  4. MATTERS TO BE CONSIDERED
    - 4.1 A173.24  
4199 Garnetwood Chase (Ward 3)
    - 4.2 A274.24  
10 Sora Dr (Ward 11)
    - 4.3 A288.24  
1617 Birchwood Dr (Ward 2)
    - 4.4 A294.24  
7260 Milano Court (Ward 11)
    - 4.5 A299.24  
1057 Dixie Road (Ward 1)
    - 4.6 A305.24  
3186 Owls Foot Dr (Ward 10)
    - 4.7 A313.24  
723 Lakeshore Rd E (Ward 1)
    - 4.8 A316.24  
3440 Wolfedale Road (Ward 6)
    - 4.9 A317.24  
1176 Tecumseh Park Drive (Ward 2)
    - 4.10 A318.24  
1060 Meyerside Drive (Ward 5)
    - 4.11 A319.24  
263 Lakeshore Rd E (Ward 1)
    - 4.12 A320.24  
2139 Portway Ave (Ward 8)

- 4.13            A321.24  
                  2099 Stavebank Road (Ward 7)
- 4.14            A322.24  
                  3261 Michaud Ave (Ward 5)
- 4.15            A323.24  
                  1639 Lakeshore Rd W (Ward 2)
- 5.               **OTHER BUSINESS**
- 6.               **ADJOURNMENT**

## 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 4199 Garnetwood Chase, 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 below grade entrance proposing an interior side yard setback of 0.30m (approx. 0.98ft) 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 25, 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](mailto:committee.adjustment@mississauga.ca) or by mailing the Committee of Adjustment, 300 City Centre Drive 2<sup>nd</sup> 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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### Committee of Adjustment Appeal Process:

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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 10 Sora Dr, zoned R2-50 - 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 on the subject property proposing:

1. A lot coverage of 25.18% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot area of 25.00% of the lot area in this instance;
2. A gross floor area - infill residential of 375.94sq.m (approx. 4,046.58sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area - infill residential of 306.12sq.m (approx. 3,295.05sq.ft) in this instance; and
3. A height measured to the eaves of 7.09m (approx. 23.26ft) whereas By-law 0225-2007, as amended, permits a maximum height measured to the eaves of 6.40m (approx. 21.00ft) in this instance.

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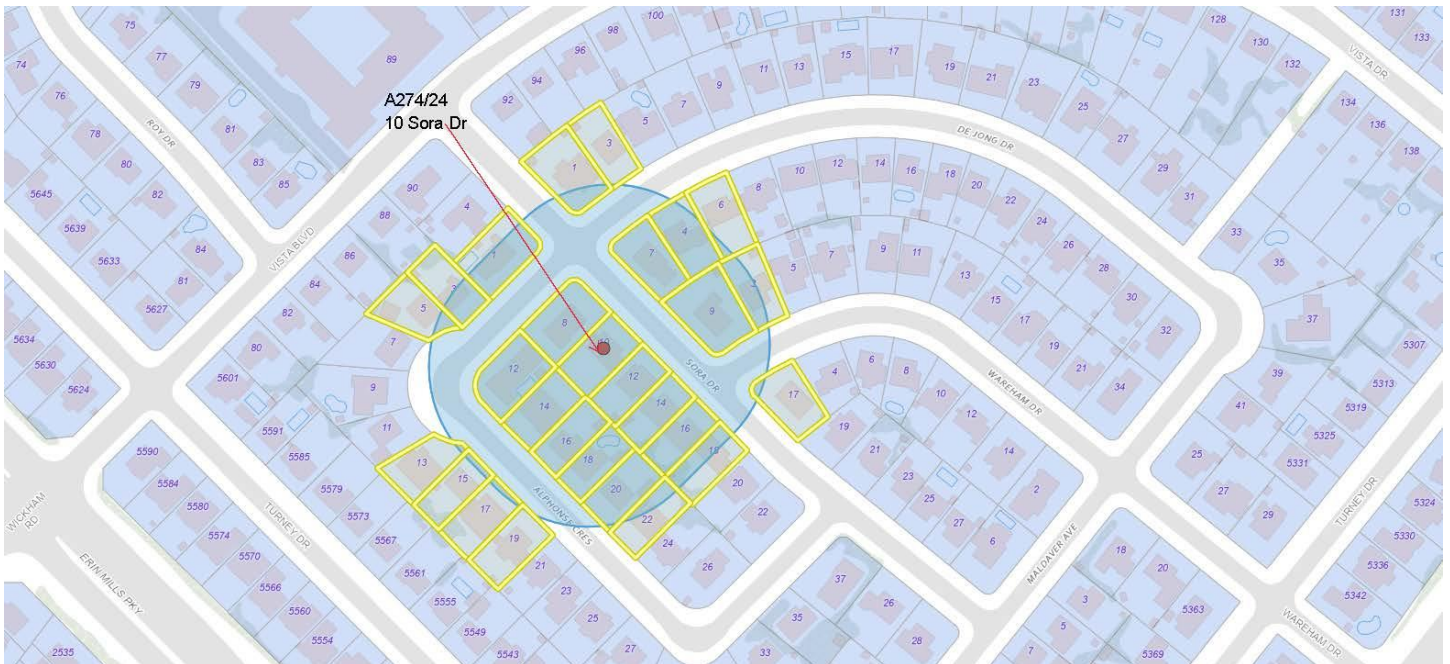
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### Details of the application and meeting information:

The property owner of 1617 Birchwood Dr, zoned R2-5 - 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 modifications to the under construction dwelling proposing:

1. A combined width of access points for a circular driveway of 11.03m (approx. 36.19ft) whereas By-law 0225-2007, as amended, permits a maximum combined width of access points for a circular driveway of 8.50m (approx. 27.89ft) in this instance; and
2. 2 kitchens whereas By-law 0225-2007, as amended, permits a maximum of 1 kitchen in this instance.

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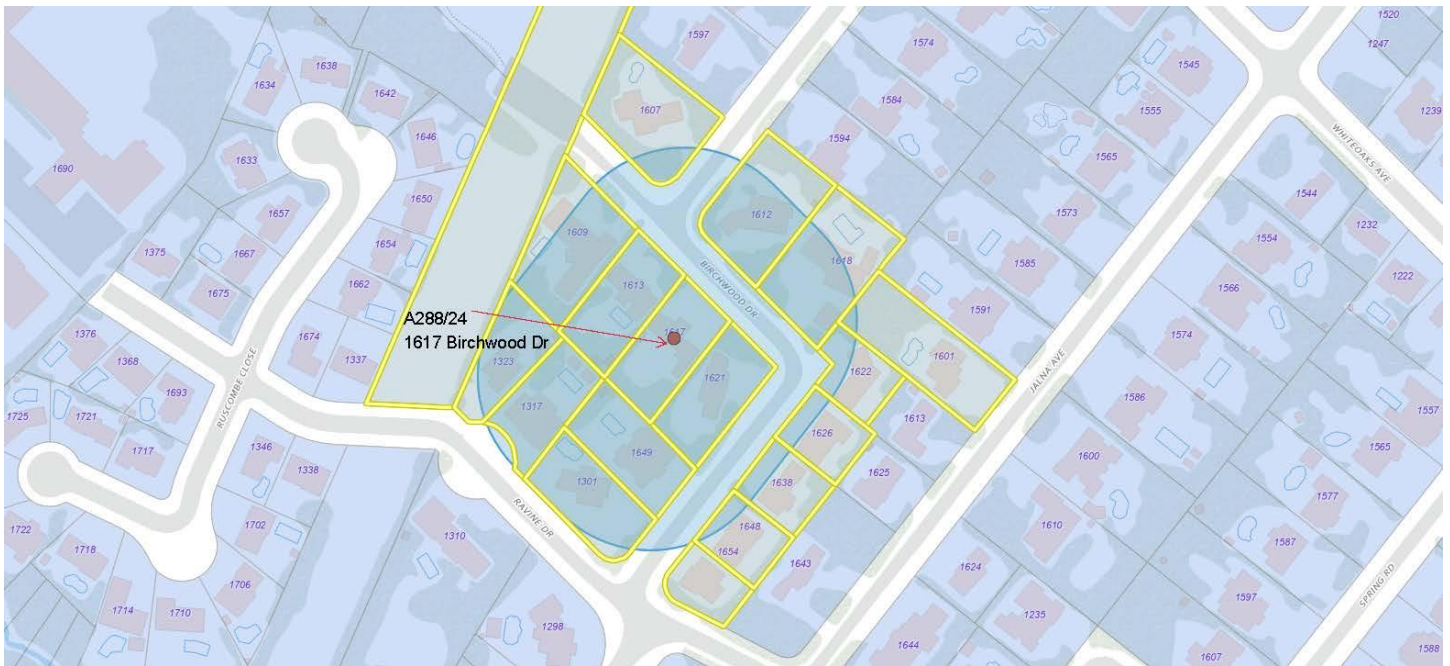


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# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A294.24  
Ward: 11

## Virtual Public Hearing

### Why you received this letter:

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### Details of the application and meeting information:

The property owner of 7260 Milano Court, zoned R11- 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 deck proposing a lot coverage of 43.22% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 40.00% in this instance.

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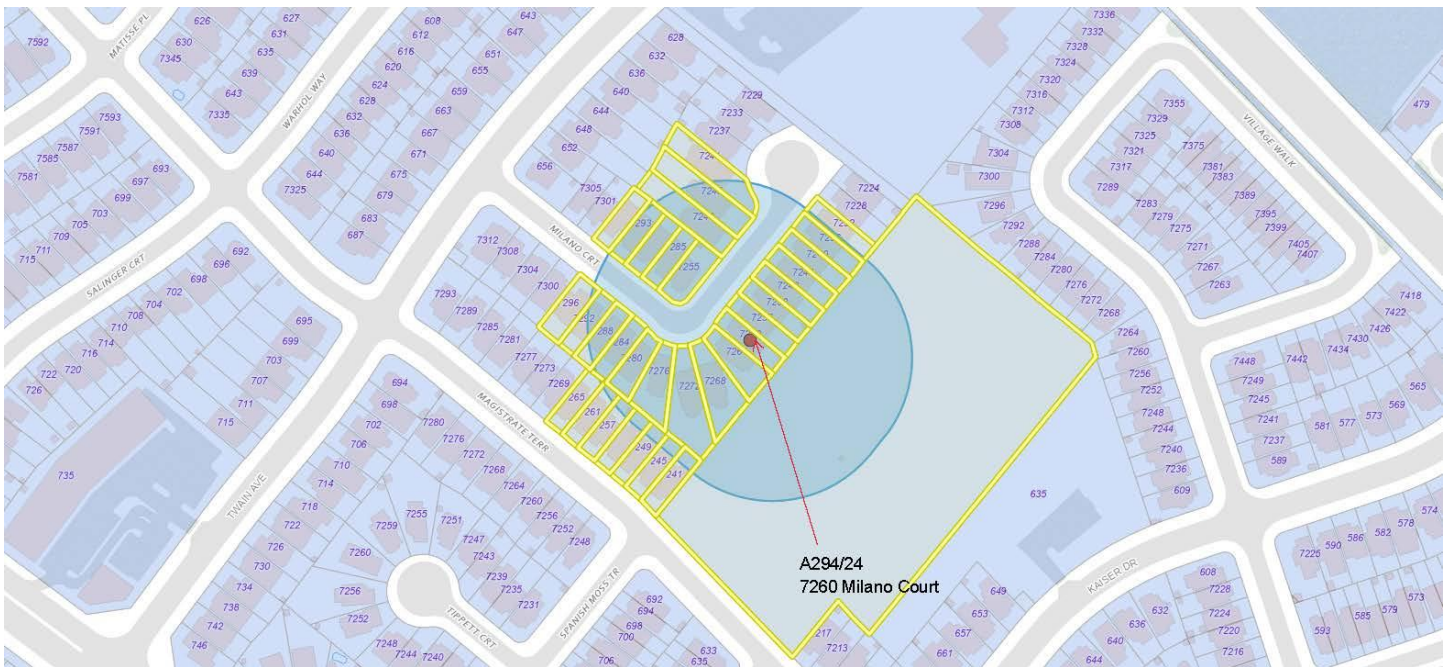
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#### **Details of the application and meeting information:**

The property owner of 1057 Dixie Road, 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. A height to the highest ridge of 10.20m (approx. 33.47ft) whereas By-law 0225-2007, as amended, permits a maximum height to the highest ridge of 9.50m (approx. 31.17ft) in this instance;
2. A lot coverage of 46.52% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% in this instance;
3. An exterior side yard setback of 1.25m (approx. 4.10ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback of 6.00m (approx. 19.69ft) in this instance;
4. An exterior side yard setback from the garage face of 0.53m (approx. 1.74ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback from the garage face of 6.00m (approx. 19.69ft) in this instance;
5. An interior side yard setback of 0.91m (approx. 2.99ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 1.81m (approx. 5.94ft) in this instance;
6. A rear yard setback of 0.91m (approx. 2.99ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback of 3.00m (approx. 9.84ft) in this instance;
7. A westerly awning encroachment into the front yard of 1.55m (approx. 5.09ft) whereas By-law 0225-2007, as amended, permits a maximum awning encroachment into the front yard of 0.61m (approx. 2.00ft) in this instance;
8. 2 driveways whereas By-law 0225-2007, as amended, permits a maximum of 1 driveway in this instance;
9. An attached garage area of 83.61sq m (approx. 899.98sq ft) whereas By-law 0225-2007, as amended, permits a maximum attached garage area of 75.00sq m (approx. 807.30sq ft) in this instance;
10. A detached garage area of 103.96sq m (approx. 1119.03sq ft) whereas By-law 0225-2007, as amended, permits a maximum detached garage area of 75.00sq m (approx. 807.30sq ft) in this instance;
11. A detached garage lot coverage of 17.00% whereas By-law 0225-2007, as amended, permits a maximum detached garage lot coverage of 10.00% in this instance;
12. A detached garage height of 8.90m (approx. 29.20ft) whereas By-law 0225-2007, as amended, permits a maximum detached garage height of 4.60m (approx. 15.09ft) in this instance;
13. A detached garage eaves height of 6.70m (approx. 21.98ft) whereas By-law 0225-2007, as amended, permits a maximum detached garage eaves height of 3.00m (approx. 9.84ft) in this instance;
14. An exterior side yard setback for the detached garage of 0.53m (approx. 1.74ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback for the detached garage of 0.61m (approx. 2.00ft) in this instance; and,
15. A westerly eaves encroachment for the dwelling of 1.55m (approx. 5.09ft) whereas By-law 0225-2007, as amended, permits a maximum eaves encroachment for the dwelling of 0.45m (approx. 1.48ft) in this instance.

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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 3186 Owls Foot Dr, zoned RM-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 change of use proposing:

1. A Linked Dwelling use within an RM1 - Residential Zone; whereas By-law 0225-2007, as amended, does not permit such a use in this instance; and,
2. A Linked Dwelling to be developed in accordance with the RM1 – Residential regulations contained in Table 4.8.1; whereas By-law 0225-2007, as amended, does not permit a Linked Dwelling in an RM1 - Residential zone in this instance.

The Committee has set **Thursday, July 25, 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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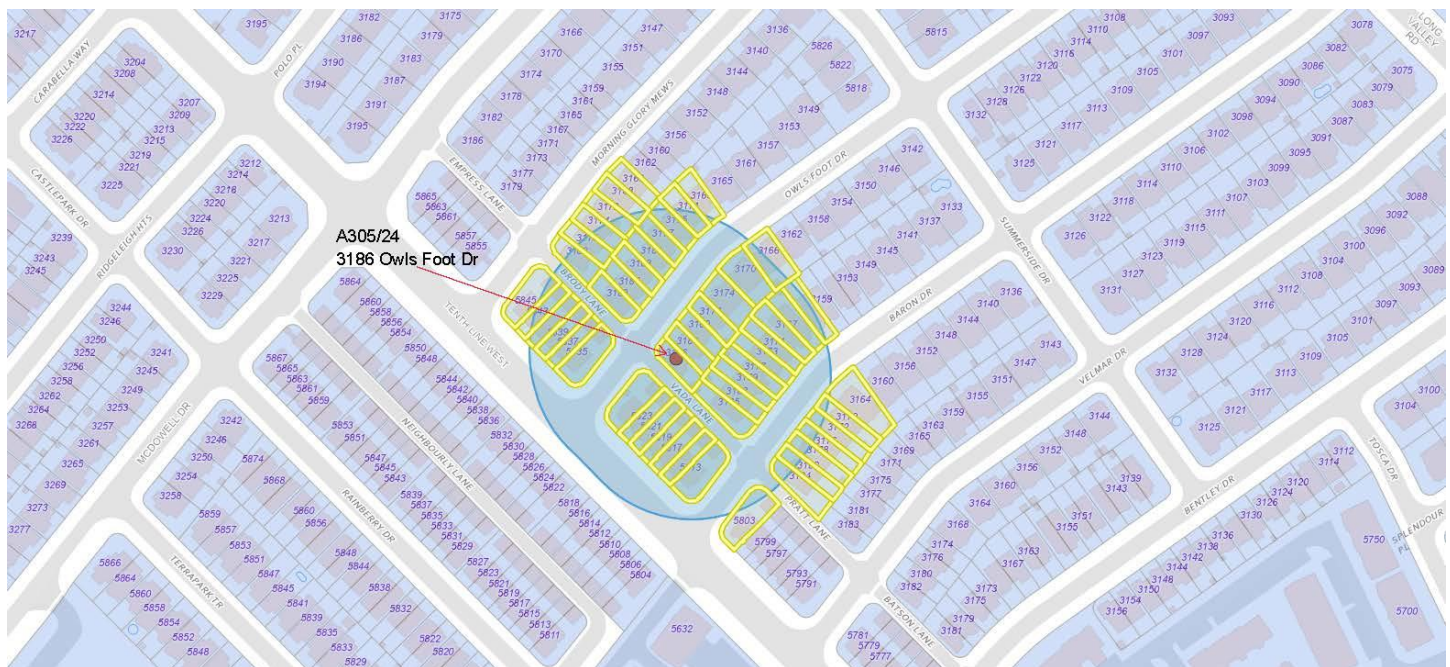
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# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A313.24  
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 723 Lakeshore Rd E, 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 5 parking spaces whereas By-law 0225-2007, as amended, requires 10 parking spaces in this instance.

The Committee has set **Thursday, July 25, 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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### Details of the application and meeting information:

The property owner of 3440 Wolfedale Road, zoned E2-16-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 an addition on the subject property proposing:

1. 102 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 159 parking spaces in this instance; and,
2. An exterior side yard setback of 4.56m (approx. 14.95ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback of 7.50m (approx. 24.61ft) in this instance.

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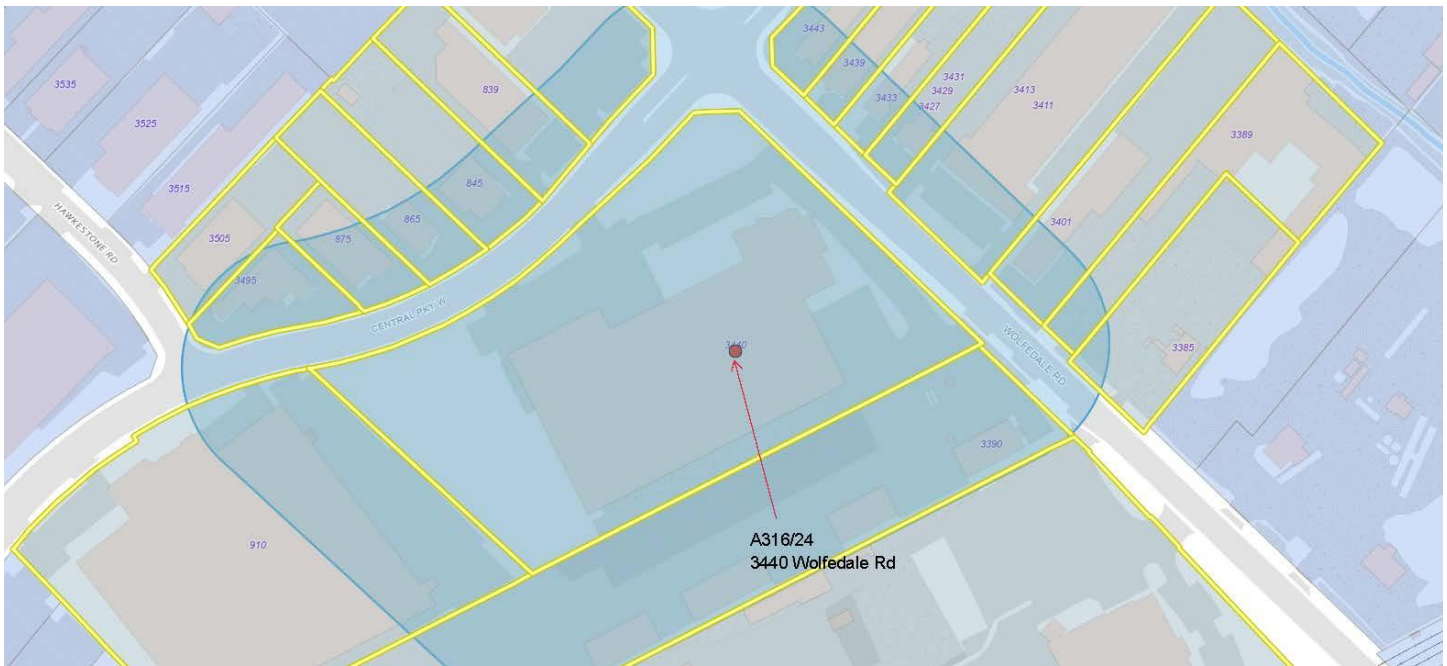
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### Details of the application and meeting information:

The property owner of 1176 Tecumseh Park Drive, 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 an addition proposing:

1. A dwelling unit depth of 26.42m (approx. 86.68ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling unit depth of 20.00m (approx. 65.62ft) in this instance;
2. A garage projection of 10.36m (approx. 33.99ft) whereas By-law 0225-2007, as amended, permits a maximum garage projection of 0m in this instance;
3. A combined width of side yards of 26.74% (7.59m) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 27% (7.66m) in this instance;
4. A combined width of side yards measured to the eaves of 6.48m (approx. 21.26ft) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards measured to the eaves of 6.76m (approx. ft) in this instance;
5. A west interior side yard setback of 1.74m (approx. 5.71ft) whereas By-law 0225-2007, as amended, requires a minimum west interior side yard setback of 2.41m (approx. 7.91ft) in this instance;
6. A side yard setback to the eaves of 1.29m (approx. 4.23ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback to the eaves of 1.96m (approx. 6.43ft) in this instance;
7. A highest ridge height for a sloped roof of 10.21m (approx. 33.50ft) whereas By-law 0225-2007, as amended, permits a maximum highest ridge height for a sloped roof of 9.50m (approx. 31.17ft) in this instance;
8. An eaves height of 7.31m (approx. 23.98ft) ) whereas By-law 0225-2007, as amended, permits a maximum eaves height of 6.40m (approx. 21.00ft) in this instance; and,
9. 2 kitchens whereas By-law 0225-2007, as amended, permits a maximum of 1 kitchen in this instance.

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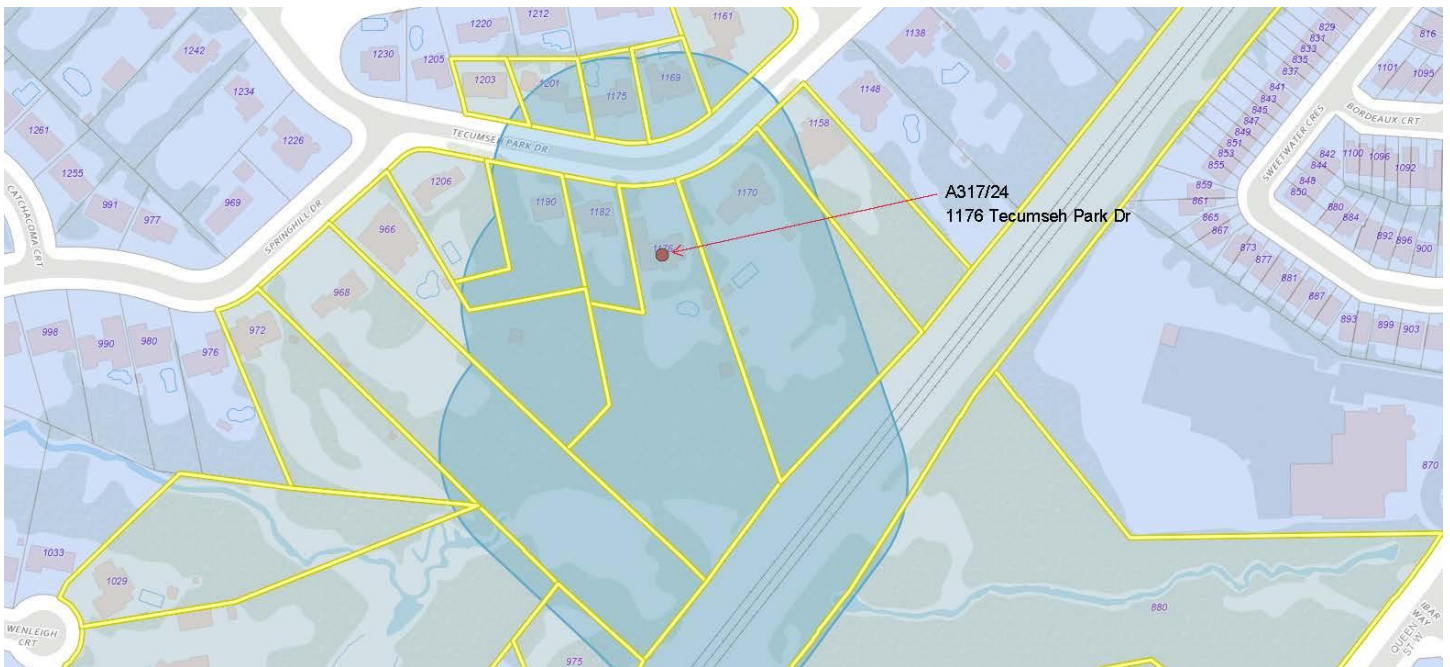
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## Virtual Public Hearing

### Why you received this letter:

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### Details of the application and meeting information:

The property owner of 1060 Meyerside Drive, 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 69 parking spaces on the subject property whereas By-law 0225-2007, as amended, requires a minimum of 90 parking spaces in this instance.

The Committee has set **Thursday, July 25, 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: A319.24  
Ward: 1

## Virtual Public Hearing

### Why you received this letter:

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### Details of the application and meeting information:

The property owner of 263 Lakeshore Rd E, 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:

1. 3 parking spaces whereas By-law 0224-2007, as amended, requires a minimum of 4 parking spaces in this instance; and
2. 0 accessible parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 1 accessible parking space in this instance.

The Committee has set **Thursday, July 25, 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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### Details of the application and meeting information:

The property owner of 2139 Portway Ave, zoned R1- 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. 2 attached garages whereas By-law 0225-2007, as amended, permits only 1 attached garage in this instance; and,
2. A front yard setback of 9.00m (approx. 29.53ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 12.00m (approx. 39.37ft) in this instance.

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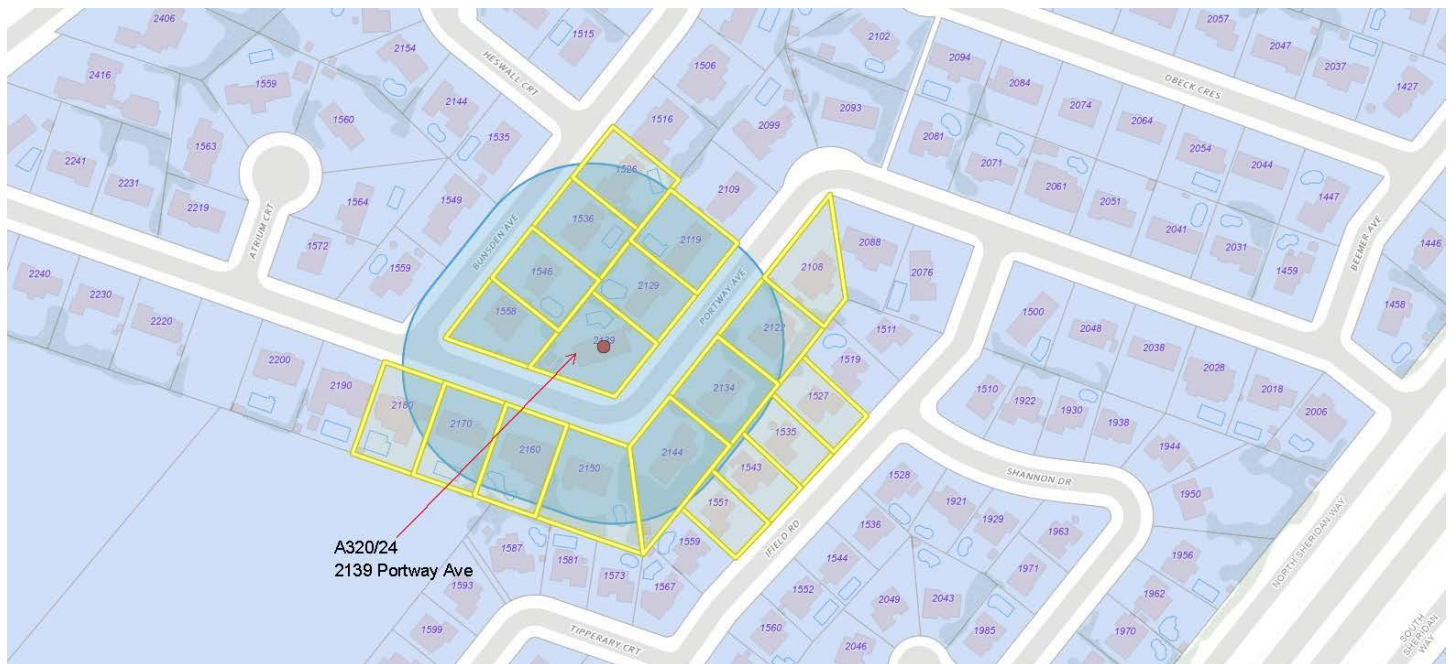
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### Details of the application and meeting information:

The property owner of 2099 Stavebank Road, zoned R1-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 29.04sq m (approx. 312.58sq 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.

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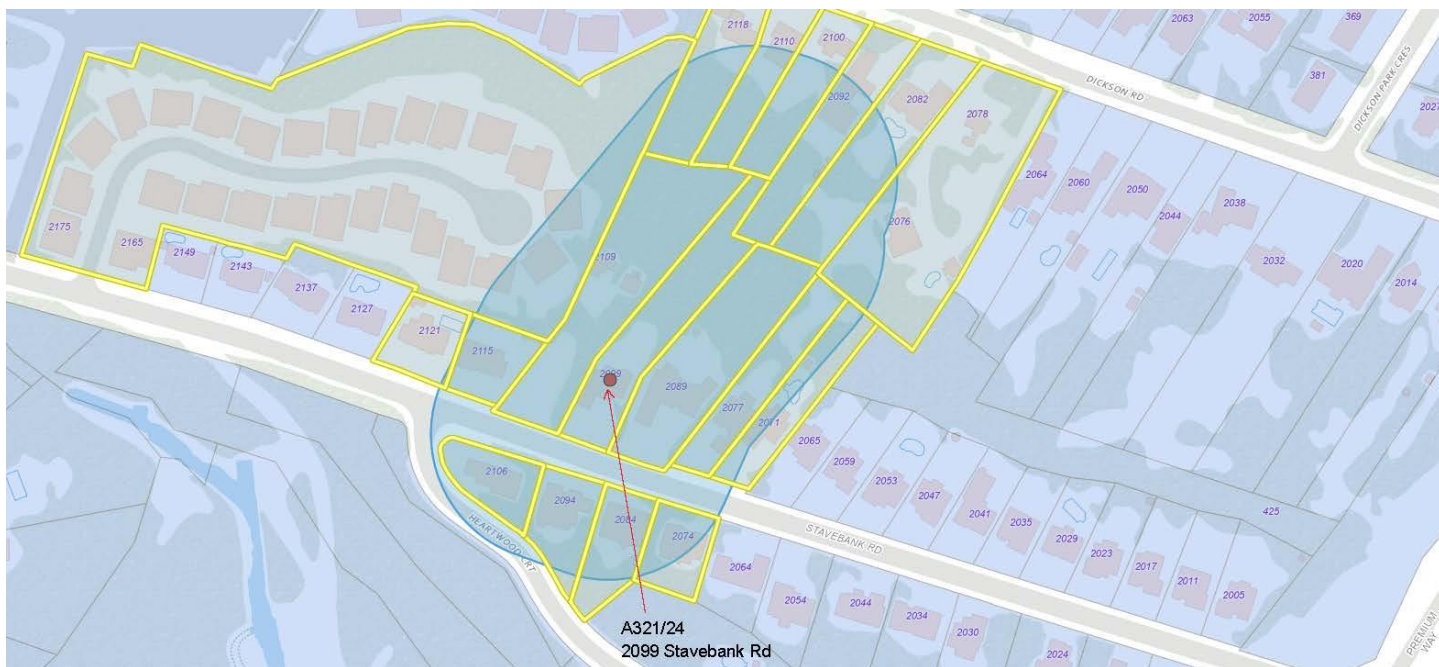
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### Details of the application and meeting information:

The property owner of 3261 Michaud Ave, 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 building height of 9.63m (approx. 31.60ft) whereas By-law 0225-2007, as amended, permits a maximum building height of 9.00m (approx. 29.53ft) in this instance;
2. An eaves height of 6.80m (approx. 22.31ft) whereas By-law 0225-2007, as amended, permits a maximum eaves height of 6.40m (approx. 21.00ft) in this instance;
3. An interior side yard setback of 1.20m (approx. 3.94ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 1.81m (approx. 5.94ft) in this instance;
4. A gross floor area (infill) of 373.66sq m (approx. 4022.08sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area (infill) of 316.16sq m (approx. 3403.15sq ft) in this instance; and,
5. A combined side yard setback of 2.40m (approx. 7.87ft) whereas By-law 0225-2007, as amended, requires a minimum combined side yard setback of 3.80m (approx. 12.47ft) in this instance.

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the Committee of Adjustment, 300 City Centre Drive 2<sup>nd</sup> 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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## 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 1639 Lakeshore Rd W, zoned C4-64 - Commercial & G1 - Greenlands, 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 mixed use building proposing:

1. A height of 4 storeys/14.5m (approx. 47.6ft) whereas By-law 0225-2007, as amended, permits a maximum height of 3 storeys/12.5m (approx. 41.0ft) in this instance;
2. A minimum commercial use of 25% of the first storey whereas By-law 0225-2007, as amended, requires a minimum commercial use of 75% of the first storey in this instance;
3. A first storey height of 3.1m (approx. 10.2ft) whereas By-law 0225-2007, as amended, requires a minimum first storey height of 4.5m (approx. 14.8ft) in this instance;
4. A parking and paved areas setback to a Greenland zone of 0m whereas By-law 0225-2007, as amended, requires a minimum setback of 5.0m (approx. 16.4ft) in this instance;
5. A landscaped buffer depth from a lot line abutting a Greenland zone of 0m whereas By-law 0225-2007, as amended, requires a minimum landscaped buffer depth of 4.5m (approx. 14.8ft) in this instance;
6. A front yard of 0.19m (approx. 0.62ft) whereas By-law 0225-2007, as amended, requires a minimum front yard of 0.6m (approx. 2.0ft) in this instance;
7. 0.33 parking spaces per unit whereas By-law 0225-2007, as amended, requires a minimum of 0.6 parking spaces per unit in this instance;
8. Required parking spaces to be provided as surface parking whereas By-law 0225-2007, as amended, requires parking spaces to be provided in a below grade structure when residential Floor Space Index is greater than 1.0 in this instance;
9. 4 EV ready parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 7 EV ready parking spaces in this instance; and
10. A horizontal clearance from the wall of 1.0m (approx. 3.3ft) for vertical bicycle parking racks whereas By-law 0225-2007, as amended, requires a minimum horizontal clearance from the wall of 1.2m (approx. 3.9ft) in this instance.

The Committee has set **Thursday, July 25, 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:** This hearing is being held virtually. Please see the options below for electronic participation. If holding an electronic rather than an in person hearing is likely to cause a party significant prejudice, a written request may be made to have the Committee consider holding an in person hearing on an application. The request must include your name, address, contact information, and the reasons for prejudice and must be received no later than 4:30pm the Monday prior to the hearing. The request can be emailed to [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca) or mailed to the Committee of Adjustment, 300 City Centre Drive 2<sup>nd</sup> Floor, Mississauga, ON L5B 3C1. If a party does not submit a request and



does not participate in the hearing the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

- **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](mailto: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](mailto:virtualmeeting.help@mississauga.ca).
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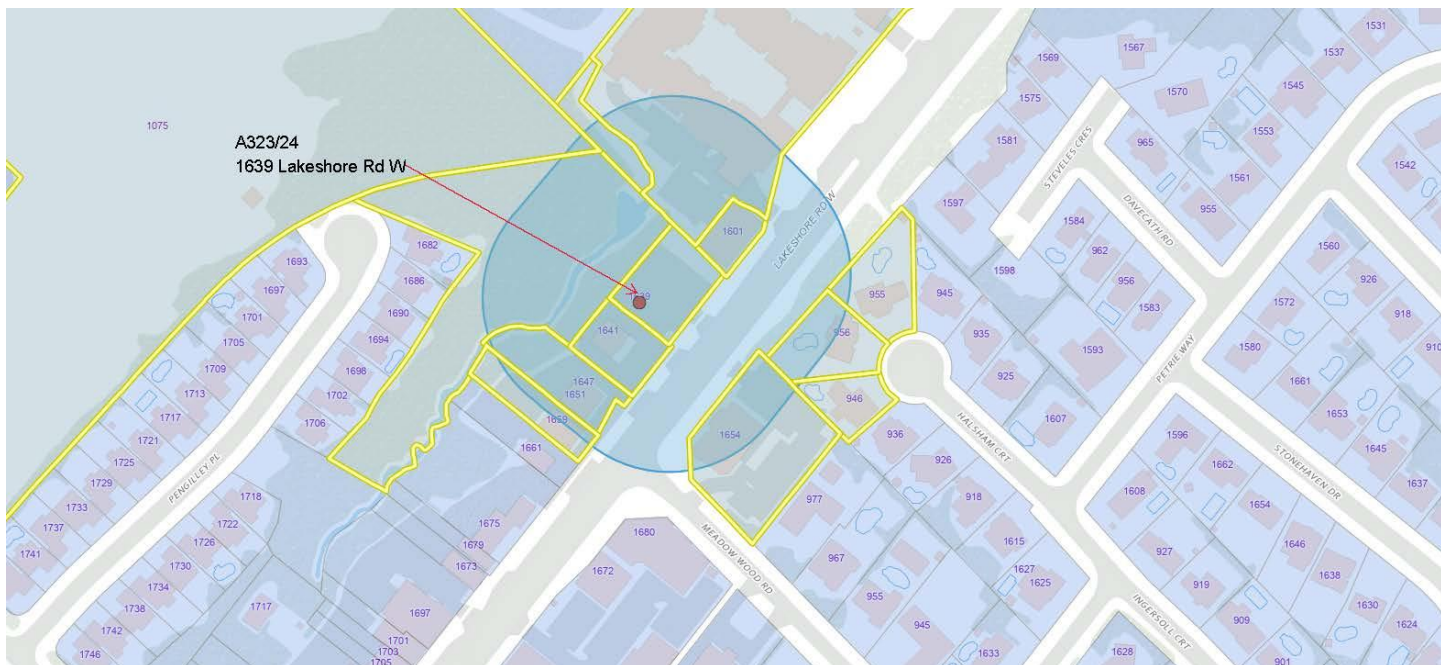
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