
Committee of Adjustment

Date: August 15, 2024
Time: 1:00 PM
Location: Online Video Conference

Members

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

Contacts

Sara Ukaj, Committee of Adjustment Coordinator, Legislative Services
905-615-3200 ext.5507 or 3817
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905-615-3200 ext.5507 or 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. Written submissions must be received by the Friday prior to the hearing.

Requests to speak virtually:

Pre-registration is required to speak virtually (by computer or telephone) at a hearing. Requests can be made by email: committee.adjustment@mississauga.ca or by phone: 905-615-3200 ext.5507 and must be received by the Friday prior to the hearing. If you do not wish to speak, the hearing will be livestreamed here: www.mississauga.ca/portal/cityhall/council-and-committee-videos.

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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 B41.24, A328.24, A329.24
1474 Haig Blvd (Ward 1)
 - 4.2 B42.24, A246.24, A247.24
1052 Enola Ave (Ward 1)
 - 4.3 B35.24, A246.24, A247.24
393 Country Club Cres (Ward 2)
 - 4.4 A269.24
6150 Duford Drive (Ward 11)
 - 4.5 A279.24
7331 Sigsbee Drive (Ward 5)
 - 4.6 A312.24
7166 Harwick Dr (Ward 5)
 - 4.7 A325.24
884 Southdown Road (Ward 2)
 - 4.8 A326.24
3845 Althorpe Circle (Ward 10)
 - 4.9 A327.24
3899 Trelawny Circle, Unit 15 (Ward 10)
 - 4.10 A330.24
185 Springbrooke Crescent (Ward 5)
 - 4.11 A333.24
2058 Harvest Dr (Ward 1)
 - 4.12 A334.24
5900 Mavis Rd (Ward 6)

- 4.13 A335.24
 3317 Waxwing Drive (Ward 10)
- 4.14 A339.24
 180 Burnhamthorpe Rd W (Ward 7)
- 4.15 A348.24
 3037 Hurontario Street (Ward 7)
- 4.16 A87.24
 577 Byngmount Ave (Ward 1)

5. **OTHER BUSINESS**

6. **ADJOURNMENT**



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: B41.24 A328.24 A329.24
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 1474 Haig Blvd, zoned R3-75-Residential, has applied for Consent under Section 53 of the Planning Act. B41/24

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 23.58m (approx. 77.36ft) and an area of approximately 491.50sq m (5290.46sq ft). A328/24

The applicant requests a minor variance for the severed lands of B41/24 proposing:

1. A lot area of 491.50sq m (approx. 5290.51sq ft) whereas By-law 0225-2007, as amended, requires a minimum lot area of 550.00sq m (approx. 5920.20sq ft) in this instance;
2. A lot coverage of 39.10% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% in this instance;
3. A front yard setback of 6.00m (approx. 19.69ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 7.50m (approx. 24.61ft) in this instance;
4. An interior side yard setback of 1.71m (approx. 5.61ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 1.81m (approx. 5.94ft) in this instance;
5. A rear yard setback of 5.83m (approx. 19.13ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback of 7.50m (approx. 24.61ft) in this instance;
6. A building height of 7.88m (approx. 25.85ft) whereas By-law 0225-2007, as amended, permits a maximum building height of 7.50m (approx. 24.61ft) in this instance;
7. A porch encroachment (inclusive of stairs) of 4.24m (approx. 13.91ft) whereas By-law 0225-2007, as amended, permits a maximum porch encroachment (inclusive of stairs) of 1.60m (approx. 5.25ft) in this instance; and,
8. A setback to the garage of 6.00m (approx. 19.69ft) whereas By-law 0225-2007, as amended, requires a minimum setback to the garage of 7.50m (approx. 24.61ft) in this instance.

A329/24

The applicant requests a minor variance for the retained lands of B41/24 proposing:

1. A lot area of 582.00sq m (approx. 6264.65sq ft) whereas By-law 0225-2007, as amended, requires a minimum lot area of 720.00sq m (approx. 7750.08sq ft) in this instance;
2. An interior side yard setback of 1.66m (approx. 5.45ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 1.81m (approx. 5.94ft) in this instance;
3. A front yard setback of 4.60m (approx. 15.09ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 6.00m (approx. 19.69ft) in this instance;
4. A lot frontage of 13.54m (approx. 44.42ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 19.50m (approx. 63.98ft) in this instance; and,
5. A side yard setback of 4.03m (approx. 13.22ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 6.00m (approx. 19.69ft) in this instance.

The Committee has set **Thursday, August 15, 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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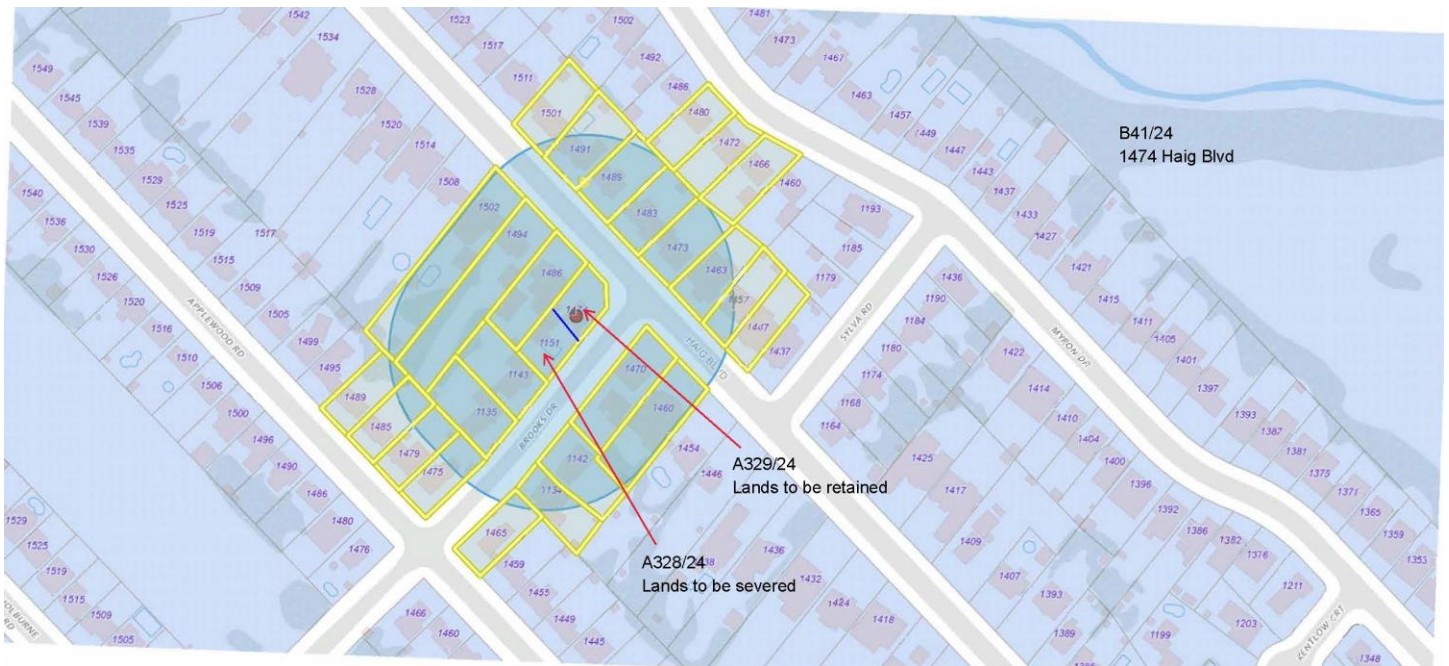
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Committee of Adjustment Appeal Process:

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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: B42.24 A336.24 A337.24
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 1052 Enola Ave, zoned RM2-42 - Residential, has applied for Consent under Section 53 of the Planning Act. B42.24

The applicant requests the approval 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 (25.00ft) and an area of approximately 304.6sq.m (3,278.68sq.ft).

A336.24

The applicant requests the Committee to approve a minor variance to allow the construction of a new dwelling on the severed lands of application B42.24 proposing:

1. A lot area of 304.60sq.m (approx. 3,278.69sq.ft) whereas By-law 0225-2007, as amended, requires a minimum lot area of 550.00sq.m (approx. 5,920.15sq.ft) in this instance;
2. A lot frontage of 7.62m (approx. 25.00ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m (approx. 49.21ft) lot frontage in this instance;
3. A side yard setback of 0.90m (approx. 2.95ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 2.42 m (approx. 7.94ft) in this instance;
4. A lot coverage of 37.85% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35% in this instance; and
5. A flat roof height of 8.30m (approx. 27.23ft) whereas by-law 0225-2007, as amended, permits a maximum flat roof height of 7.50m (approx. 24.60ft) in this instance.

A337.24

The applicant requests the Committee to approve a minor variance to allow the construction of a new dwelling on the retained lands of application B42.24 proposing:

1. A lot area of 304.60sq.m (approx. 3,278.69sq.ft) whereas By-law 0225-2007, as amended, requires a minimum lot area of 550.00sq.m (approx. 5,920.15sq.ft) in this instance;
2. A lot frontage of 7.62m (approx. 25.00ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m (approx. 49.21ft) lot frontage in this instance;
3. A side yard setback of 0.90m (approx. 2.95ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 2.42 m (approx. 7.94ft) in this instance;
4. A lot coverage of 37.85% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35% in this instance; and
5. A flat roof height of 8.30m (approx. 27.23ft) whereas by-law 0225-2007, as amended, permits a maximum flat roof height of 7.50m (approx. 24.60ft) in this instance.

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How to participate:

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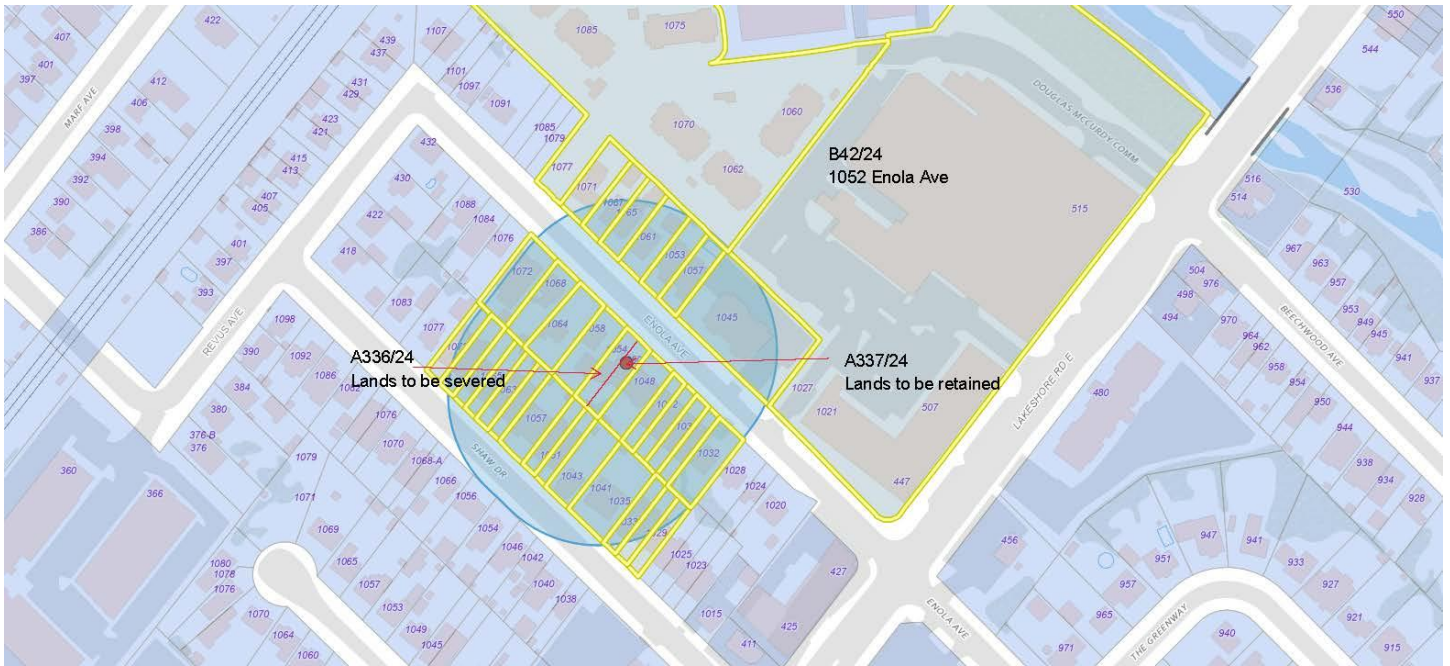
Additional Information:

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Committee of Adjustment Appeal Process:

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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: B35.24 A246.24 A247.24
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 393 Country Club Cres, zoned R1-2-Residential, has applied for Consent under Section 53 of the Planning Act. B35/24

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 22.340m (approx. 73.298ft) and an area of approximately 882.19m (approx. 9495.89sq ft).

A246/24

The applicant requests a minor variance for the severed lands of B35/24 proposing a lot frontage of 22.340m (approx. 73.298ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 30.00m (approx. 98.43ft) in this instance.

A247/24

The applicant requests a minor variance for the retained lands of B35/24 proposing:

1. A lot frontage of 22.86m (approx. 73.41ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 30.00m (approx. 98.43ft) in this instance;
2. A combined side yard width of 4.83m (approx. 15.84ft) whereas By-law 0225-2007, as amended, requires a minimum combined side yard width of 6.17m (approx. 20.25ft) in this instance;
3. A lot coverage of 25.16% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25.00% in this instance; and,
4. A side yard setback of 2.42m (approx. 7.93ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 4.20m (approx. 13.78ft) in this instance.

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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A269.24

Ward: 11

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 6150 Duford Drive, zoned R5-14-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 9.69m (approx. 31.79ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.69ft) in this instance; and,
2. A driveway setback of 0m whereas By-law 0225-2007, as amended, requires a minimum driveway setback of 0.60m (approx. 1.97ft) in this instance.

The Committee has set **Thursday, August 15, 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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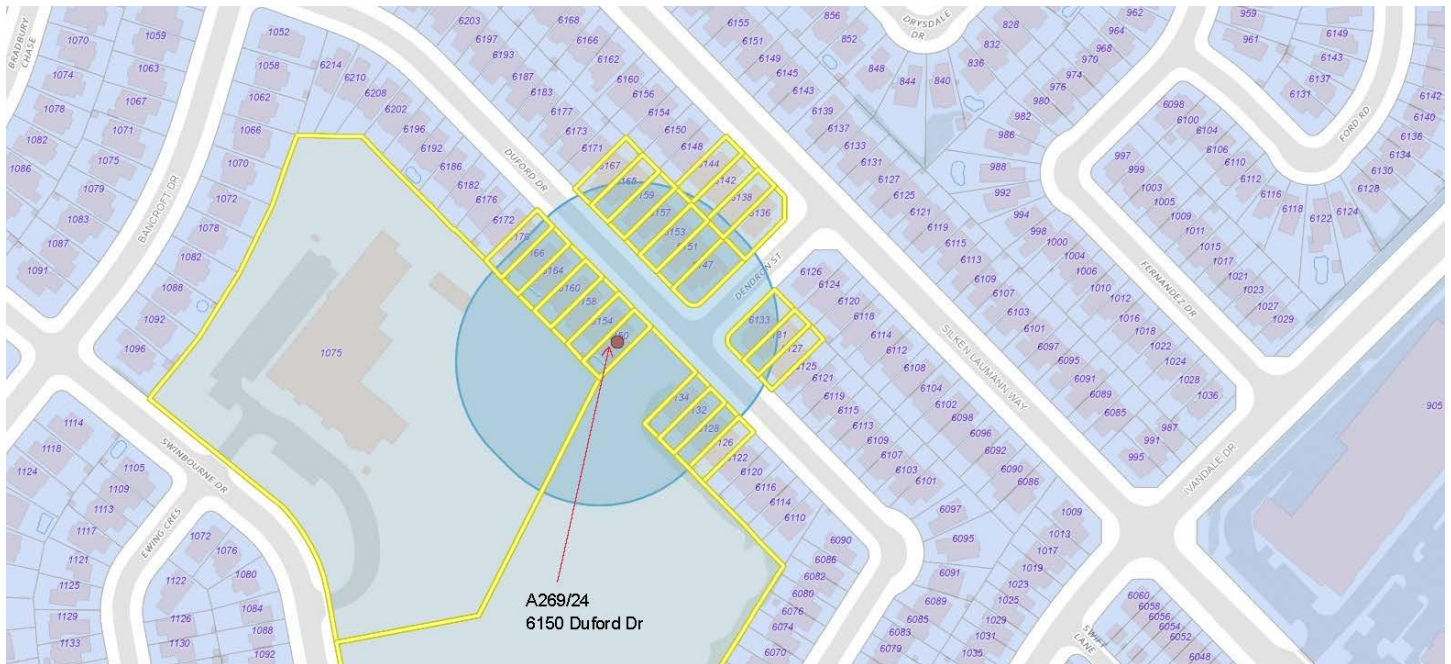
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Additional Information:

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Committee of Adjustment Appeal Process:

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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A279.24
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 7331 Sigsbee 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 below grade entrance proposing an interior side yard setback of 0.77m (approx. 2.53ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 1.21m (approx. 3.97ft) in this instance.

The Committee has set **Thursday, August 15, 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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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A312.24
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 7166 Harwick Dr, 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 the addition of a front porch, a kitchen and rear sunroom proposing:

1. 2 kitchens whereas By-law 0225-2007, as amended, permits a maximum of 1 kitchen in this instance; and,
2. A lot coverage of 42.92% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% in this instance.

The Committee has set **Thursday, August 15, 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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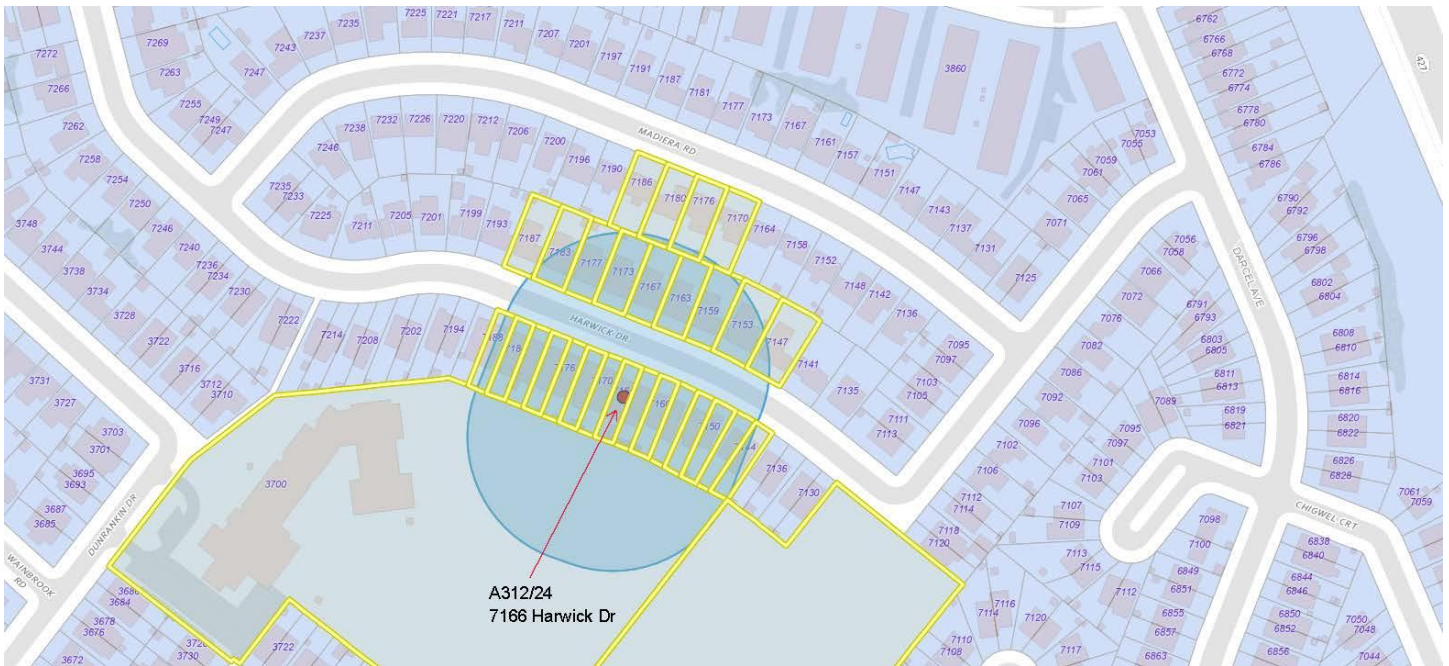
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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A325.24
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 884 Southdown Road, zoned E2-108-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 conversion of part of the parking lot to a pickleball court proposing:

1. 206 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 337 parking spaces in this instance;
2. A rear yard setback of 0m whereas By-law 0225-2007, as amended, requires a minimum setback of 7.50m (approx. 24.61ft) in this instance; and,
3. 4 accessible parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 9 accessible parking spaces in this instance.

The Committee has set **Thursday, August 15, 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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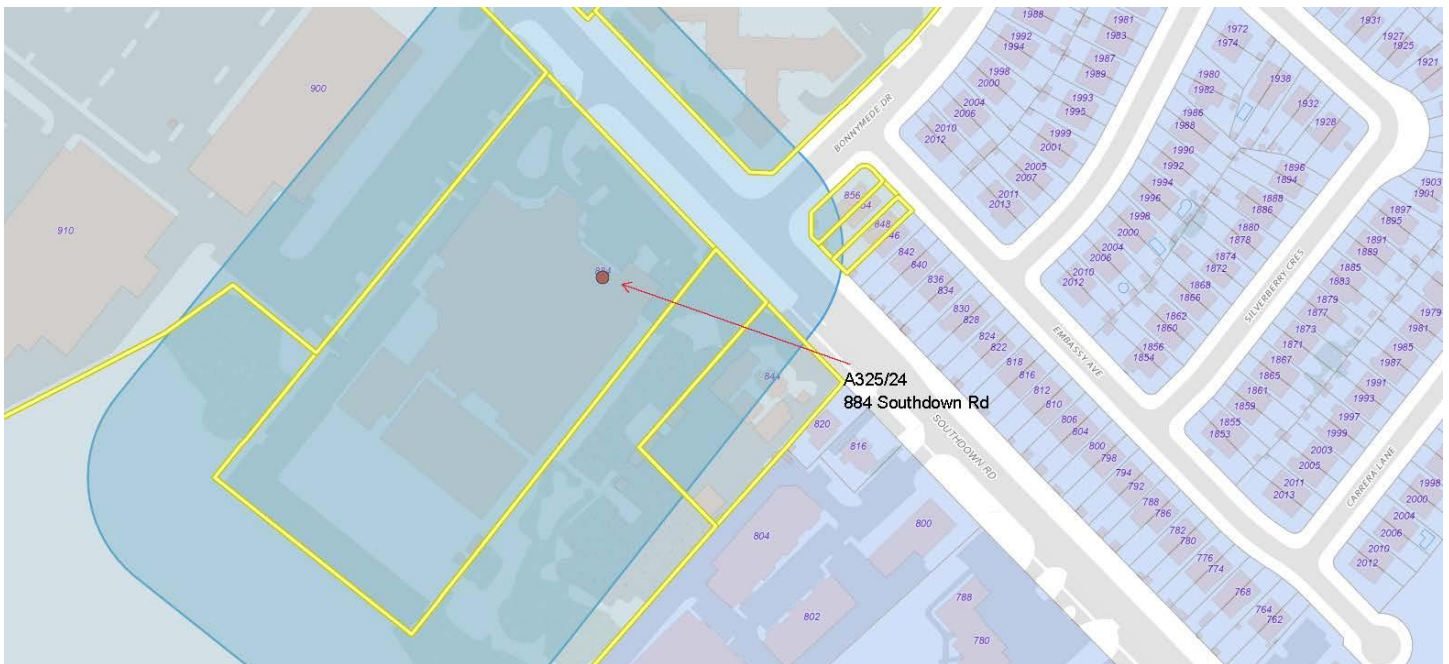
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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A326.24
Ward: 10

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 3845 Althorpe Circle, 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 with an interior side yard setback of 0.64m (approx. 2.10ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 1.20m (approx. 3.94ft) in this instance.

The Committee has set **Thursday, August 15, 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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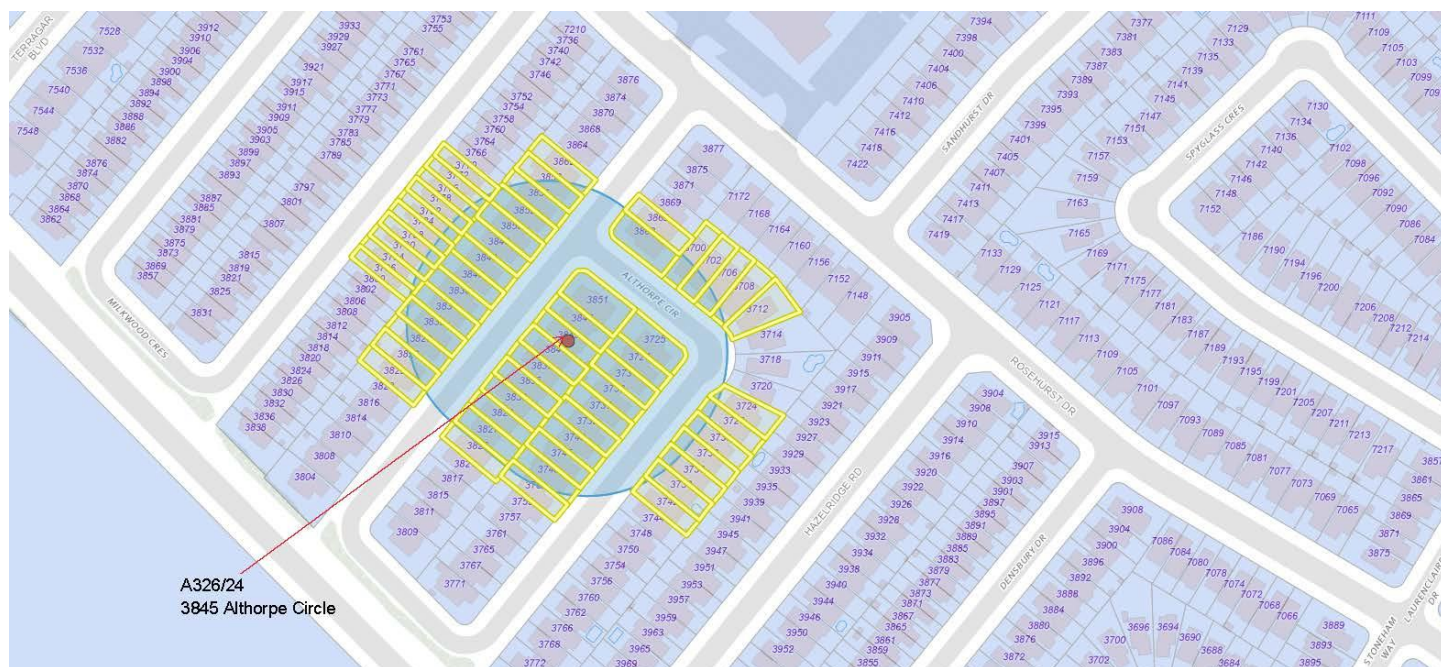
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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A327.24
Ward: 10

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 3899 Trelawny Circle, Unit 15, zoned C1 - 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 Restaurant proposing a separation distance between the Restaurant and a Residential Zone of less than 60.00m (approx. 196.9ft) whereas By-law 0225-2007, as amended, requires a minimum separation distance between a Restaurant and a Residential Zone of 60.00m (approx. 196.9ft) in this instance.

The Committee has set **Thursday, August 15, 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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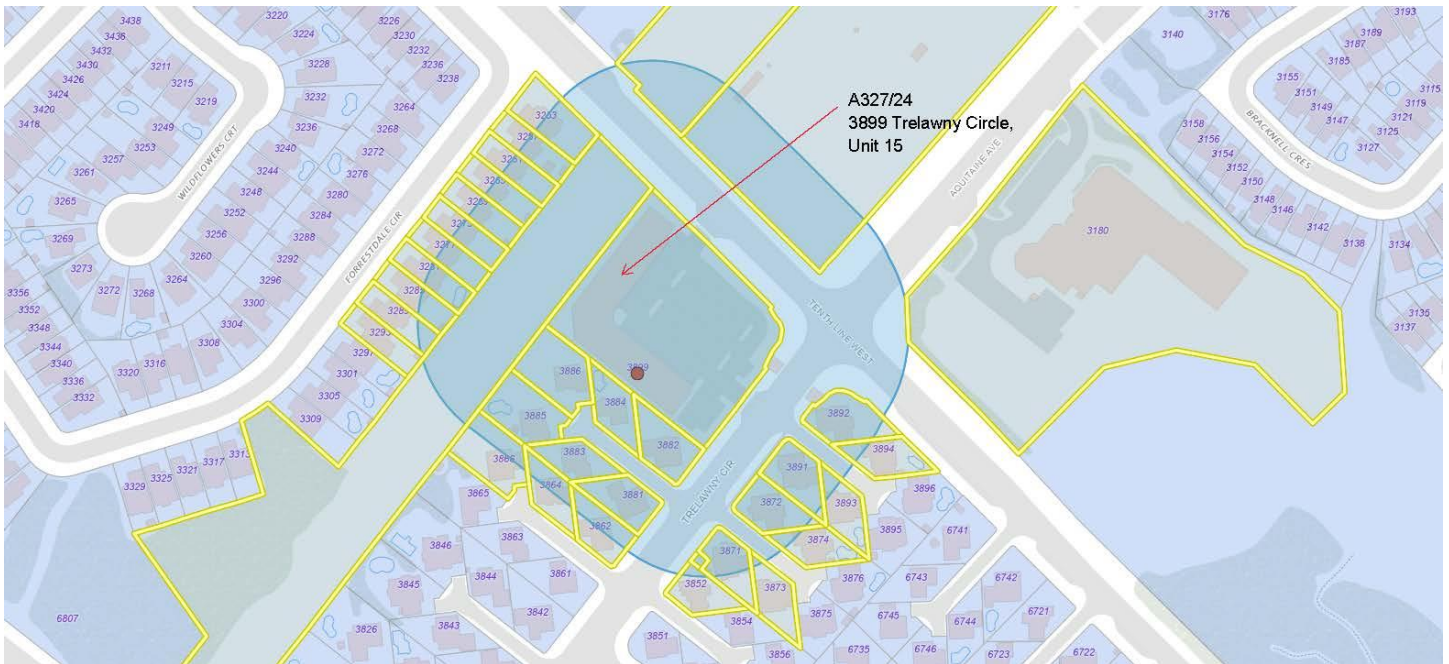
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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A330.24
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 185 Springbrooke Crescent, zoned R4-20-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 for the construction of a below grade entrance proposing:

1. A pedestrian entrance facing a street to facilitate a second unit in the basement whereas By-law 0225-2007, as amended, does not permit a pedestrian entrance facing a street to facilitate a second unit in the basement in this instance;
2. A below grade stairwell and below grade door in the exterior side yard to facilitate a second unit in the basement whereas By-law 0225-2007, as amended, does not permit a below grade stairwell and below grade door in the exterior side yard to facilitate a second unit in the basement in this instance; and,
3. An exterior side yard setback to the below grade stairwell of 4.06m (approx. 13.32ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback to the below grade stairwell of 4.50m (approx. 14.76ft) in this instance.

The Committee has set **Thursday, August 15, 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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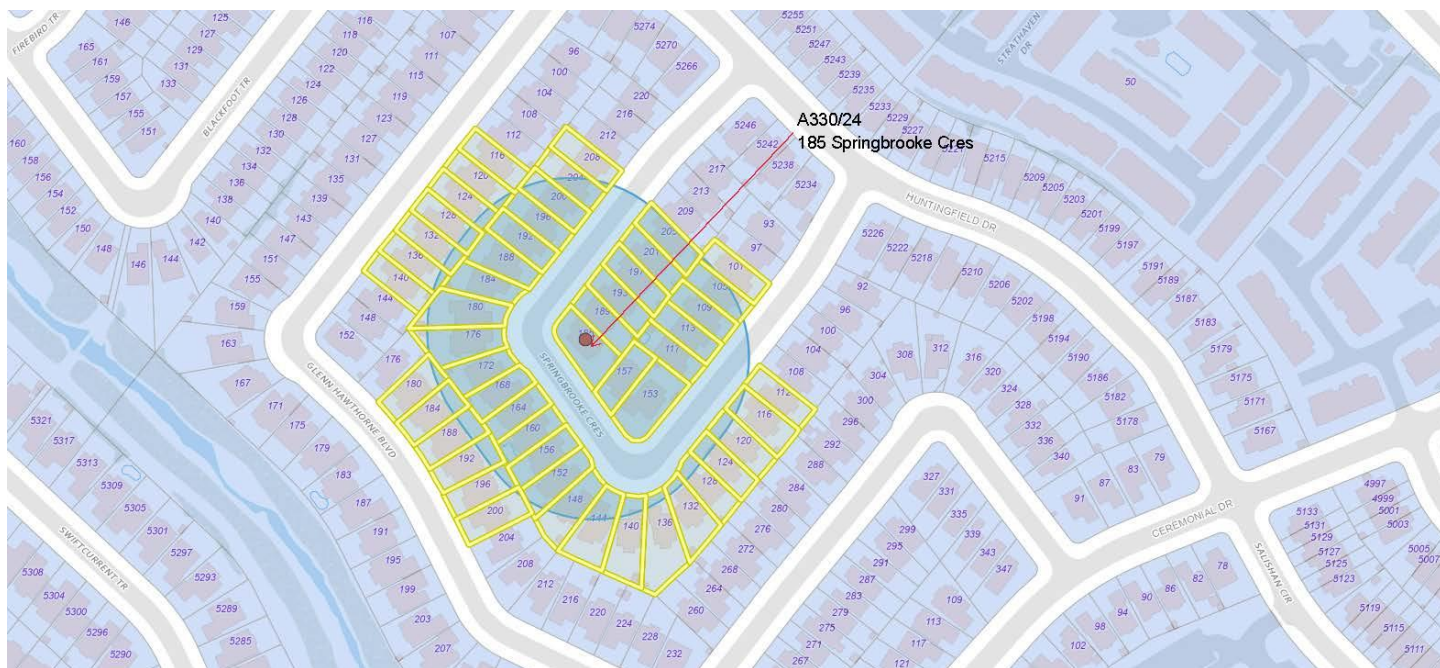
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Additional Information:

- 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/>.
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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A333.24
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 2058 Harvest Dr, 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 a new dwelling proposing:

1. A height of 7.84m (approx. 25.72ft) whereas By-law 0225-2007, as amended, permits a maximum height of 7.50m (approx. 24.61ft) in this instance;
2. A dwelling depth of 20.96m (approx. 68.77ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00m (approx. 65.62ft) in this instance; and
3. A northerly side yard measured to the second floor of 1.20m (approx. 3.94ft) whereas By-law 0225-2007, as amended, requires a minimum side yard measured to the second storey of 1.81m (approx. 5.94ft) in this instance.

The Committee has set **Thursday, August 15, 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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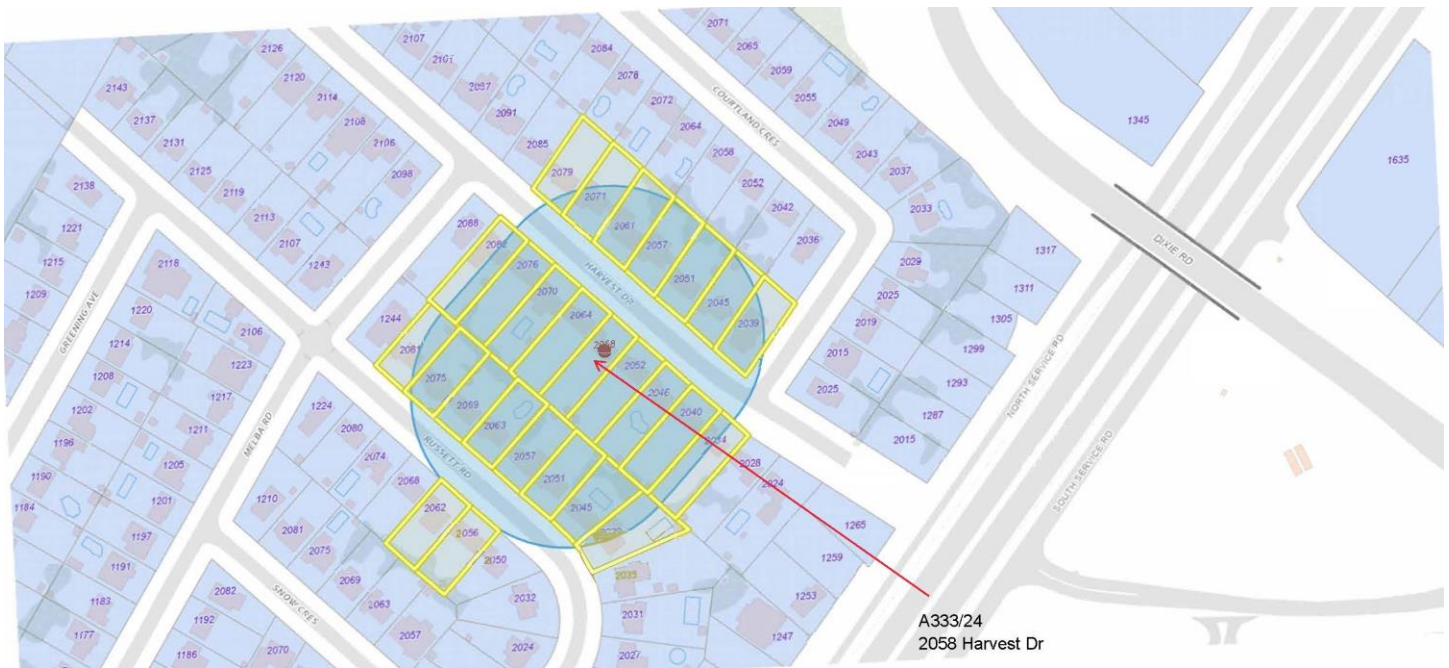
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Additional Information:

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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A334.24
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 5900 Mavis Rd, zoned C3-11 - 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 landscape buffer of 2.88m (approx. 9.45ft) whereas By-law 0225-2007, as amended, requires a minimum landscape buffer of 4.50m (approx. 14.76ft) in this instance.

The Committee has set **Thursday, August 15, 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:

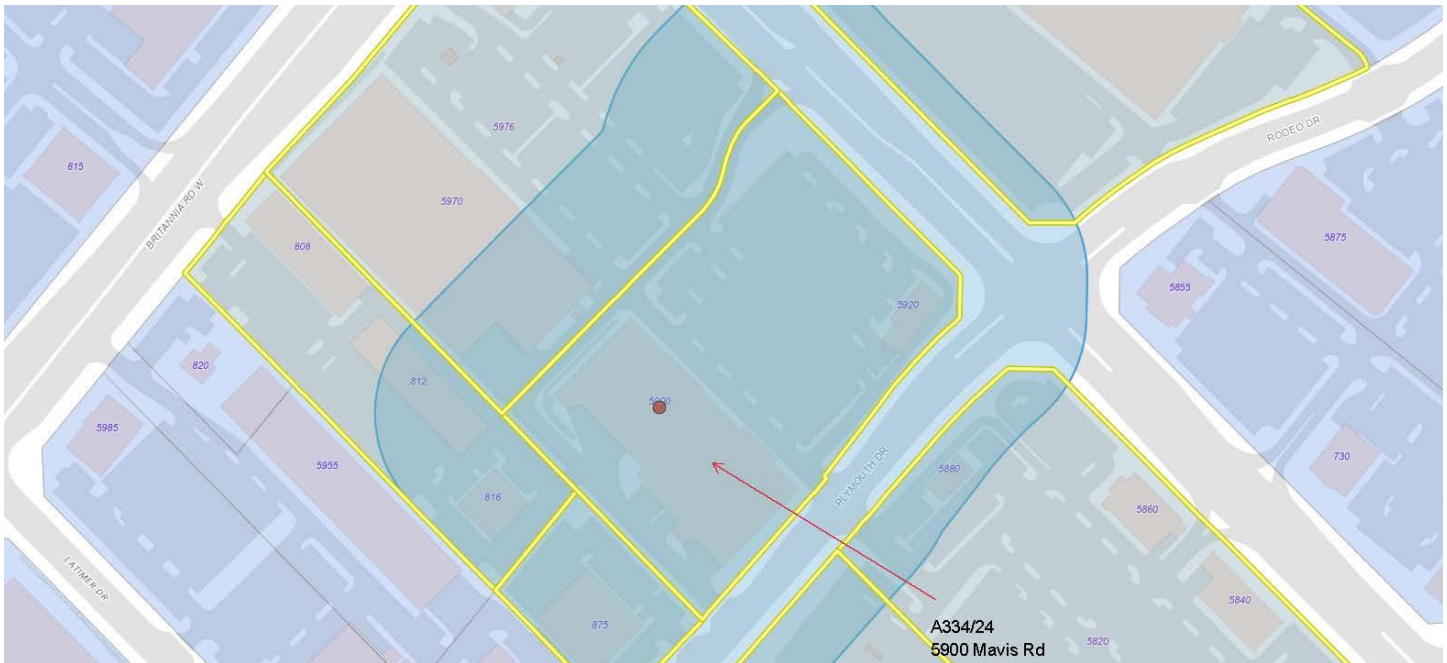
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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A335.24
Ward: 10

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 3317 Waxwing Drive, 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 below grade entrance proposing an interior side yard setback of 0.47m (approx. 1.54ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 1.20m (approx. 3.94ft) in this instance.

The Committee has set **Thursday, August 15, 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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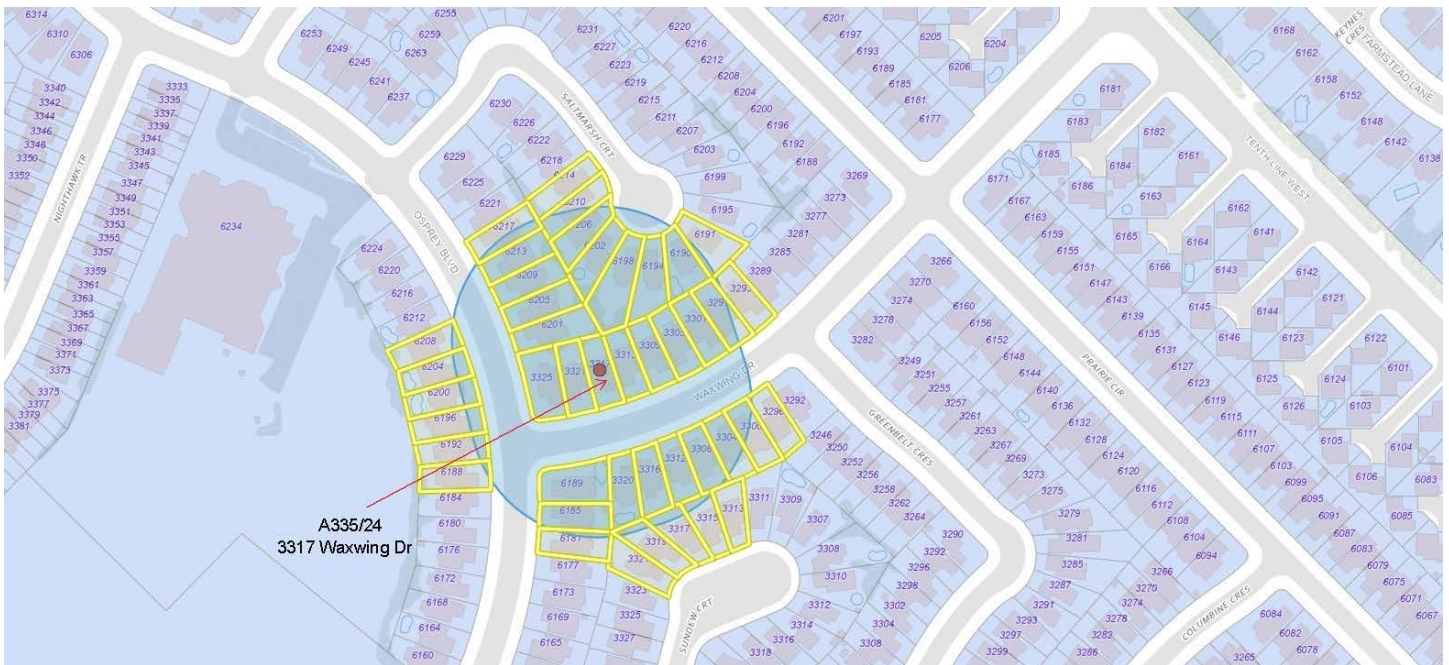
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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A339.24
Ward: 7

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 180 Burnhamthorpe Rd W, zoned H-CC2(2) - 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 the construction of a new building proposing:

1. An apartment tower floor plate of 860.00sq m (approx. 9257.04sq ft) whereas By-law 0225-2007, as amended, permits a maximum apartment tower floor plate of 850.00sq m (approx. 9149.40sq ft) in this instance;
2. A podium projection for the first 3 storeys of a residential building of 2.50m (approx. 8.20ft) whereas By-law 0225-2007, as amended, permits a maximum podium projection for the first 3 storeys of a residential building of 0.00m (approx. 0.00ft) in this instance;
3. A 49.00% glazed area of the first storey street wall of a building containing a non-residential use facing a "A" street frontage whereas By-law 0225-2007, as amended, requires a minimum glazed area of the first storey street wall of a building containing a non-residential use facing a "A" street frontage of 65.00% in this instance;
4. A retail activation unit depth of 4.40m (approx. 14.44ft) whereas By-law 0225-2007, as amended, requires a minimum retail activation unit depth of 10.00m (approx. 32.81ft) in this instance.

The Committee has set **Thursday, August 15, 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 Appeal Process:

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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A348.24
Ward: 7

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 3037 Hurontario Street, 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 reduction of parking spaces proposing

1. 2 parking spaces whereas By-law 0225-2007, as amended, requires 7 parking spaces in this instance;
2. 0 accessible parking spaces whereas By-law 0225-2007, as amended, requires 1 accessible parking space in this instance.

The Committee has set **Thursday, August 15, 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 or mailed to the Committee of Adjustment, 300 City Centre Drive 2nd 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 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:

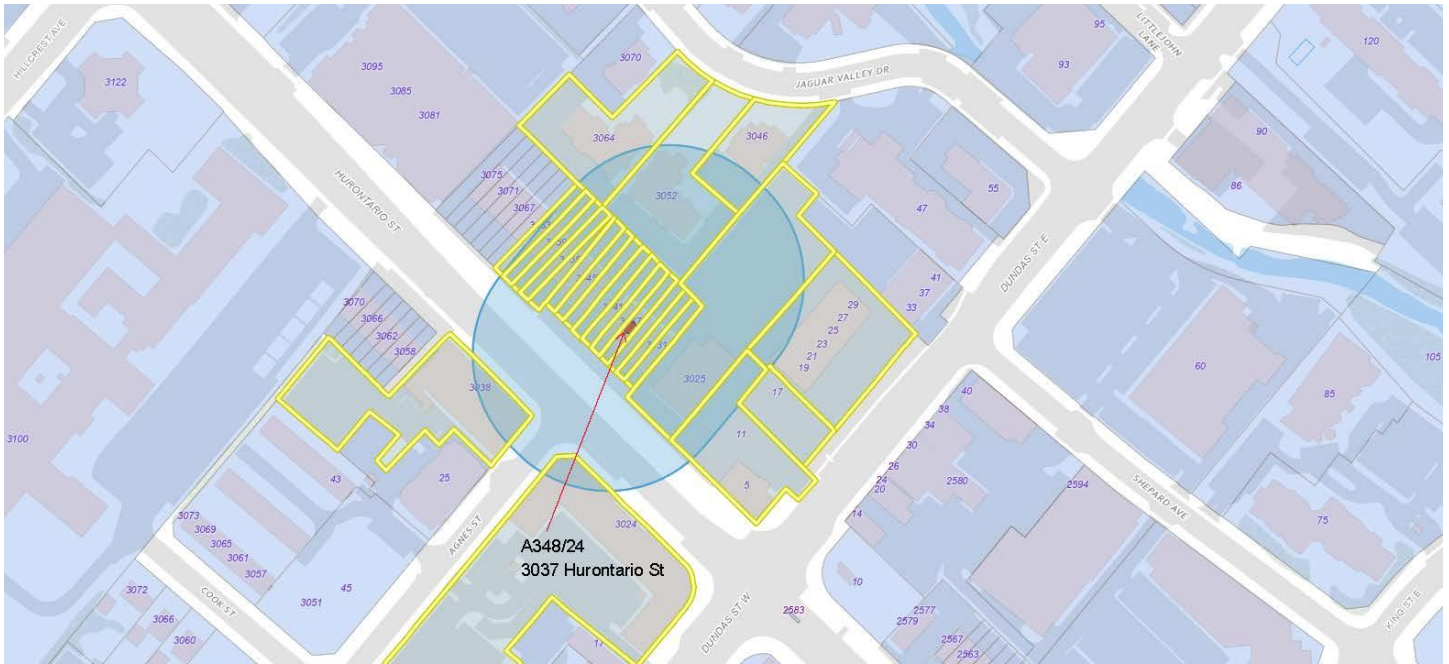
<http://www.mississauga.ca/portal/cityhall/council-and-committee-videos>

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/>.
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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A87.24
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 577 Byngmount 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 a new house proposing:

1. A side yard setback to the second storey 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;
2. A gross floor area of 335.37sq m (approx. 3609.92sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 306.12sq m (approx. 3295.08sq ft) in this instance; and,
3. A lot coverage of 37.60% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% in this instance.

The Committee has set **Thursday, August 15, 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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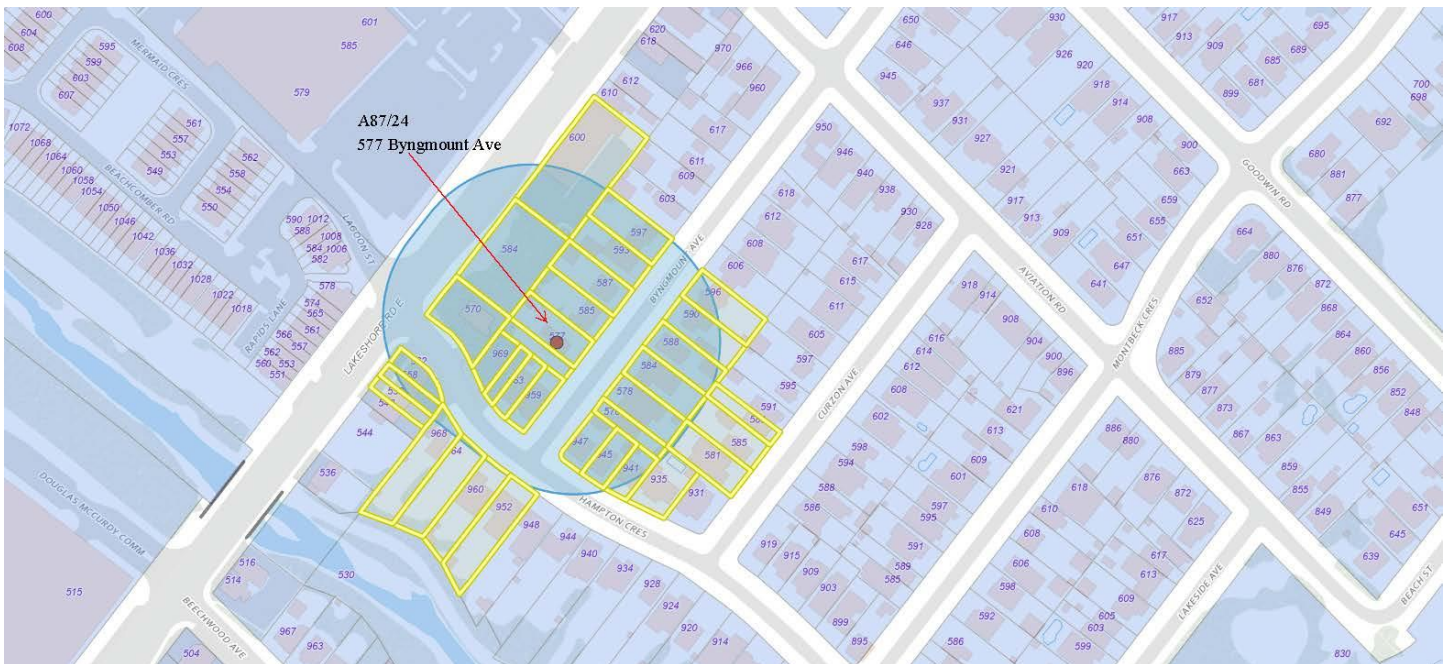
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