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## Committee of Adjustment

**Date:** January 16, 2025  
**Time:** 1:00 PM  
**Location:** Council Chambers, Civic Centre, 2nd Floor  
300 City Centre Drive, Mississauga, Ontario, L5B 3C1  
and Online Video Conference

### Members

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

### Contacts

Sara Ukaj, Committee of Adjustment Coordinator, Legislative Services  
905-615-3200 ext.5507 or 3817  
[sara.ukaj2@mississauga.ca](mailto:sara.ukaj2@mississauga.ca)

Nathan Tega, Committee of Adjustment Co-op, Legislative Services  
905-615-3200 ext.5507 or 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). Written submissions must be received by the Friday prior to the hearing.

### ***Requests to speak:***

Pre-registration is required to speak virtually (by computer or telephone) at a hearing. Pre-registration is preferred but not required to appear in person. Requests can be made by email:

[committee.adjustment@mississauga.ca](mailto: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](http://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 B73.24, A568.24

455 Meadow Wood Rd & 474 Bob O Link Rd (Ward 2)

4.2 A502.24

7253 Second Line West (Ward 11)

4.3 A556.24

3990 Redmond Rd (Ward 7)

4.4 A557.24

5163 Unit 5 & 5161 Unit 6 Tomken Rd (Ward 5)

4.5 A558.24

2243 Spaceway Crt (Ward 7)

4.6 A559.24

5925-5945 Ambler Dr (Ward 5)

4.7 A560.24

530 Louis Dr (Ward 7)

4.8 A563.24

232 Britannia Rd E (Ward 5)

4.9 A564.24

398 Marf Ave (Ward 1)

4.10 A567.24

2711 Spruce Needle Crt (Ward 8)

4.11 A355.24

3412 Etude Drive (Ward 5)

4.12 A378.24

5218 Palmetto Place (Ward 10)

- 4.13 A429.24  
861 Stargazer Dr (Ward 6)
- 4.14 A478.24  
1609 Dogwood Trail (Ward 1)
- 4.15 A498.24  
780 Golden Farmer Way (Ward 11)
- 5. **OTHER BUSINESS**
- 6. **ADJOURNMENT**

## In Person and 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 455 Meadow Wood Rd & 474 Bob O Link Rd, zoned R2-5 - Residential, has applied for consent under Section 53 and minor variance(s) under Section 45 of the Planning Act. B73/24

The applicant requests the Consent of the Committee to sever a parcel of land for the purposes of a lot addition. The parcel of land has an area of approximately 95.00sq. m (approx. 1022.58sq ft) and a depth of approximately 4.60m (approx. 15.09ft). The new parcel will be added to the property to the south known as 455 Meadow Wood Road.

A568/24

The applicant requests the Committee to approve a minor variance to allow an accessory structure proposing;

1. An accessory structure area of 41.06sq m (approx. 441.97sq ft) whereas By-law 0225-2007, as amended, permits a maximum accessory structure area of 20.00sq m (approx. 215.27sq ft) in this instance;
2. A total accessory structure area of 66.88sq m (approx. 719.90sq ft) whereas By-law 0225-2007, as amended, permits a maximum total accessory structure area of 60.00sq m (approx. 645.84sq ft) in this instance.

The Committee has set **Thursday, January 16, 2025 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:** The hearing will be held in person at Mississauga Civic Centre, Council Chambers, 300 City Centre Drive, 2<sup>nd</sup> Floor. Advance registration is preferred if you wish to speak at the hearing in person. If you wish to make a presentation you must send your request to speak and your presentation (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. A document projector will also be available, if preferred.
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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.

If you wish to view the public hearing online and do not wish to speak, the hearing will be streamed at the following link:

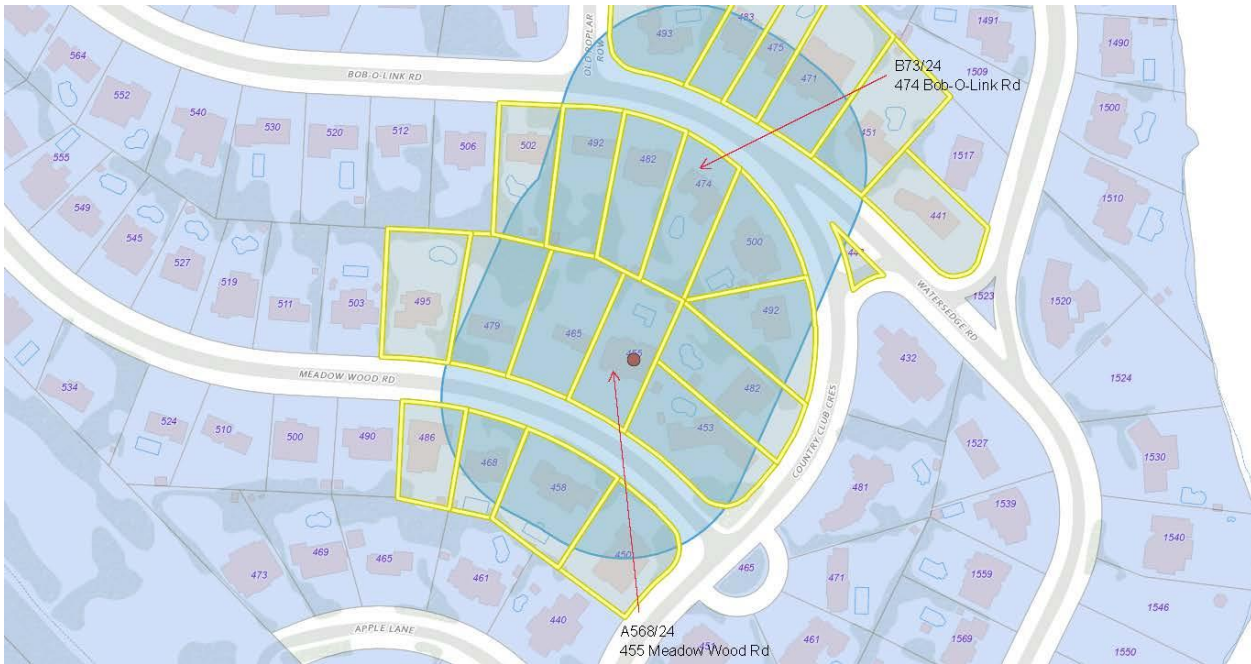
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#### **Why you received this letter:**

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

The property owner of 7253 Second Line West, 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 a patio proposing:

1. A northern side yard setback of 0.15m (approx. 0.49ft) whereas By-law 0225-2007, as amended, requires a minimum northern side yard setback of 0.60m (approx. 1.97ft) in this instance;
2. A southern side yard setback of 0.19m (approx. 0.62ft) whereas By-law 0225-2007, as amended, requires a minimum southern side yard setback of 0.60m (approx. 1.97ft) in this instance.

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# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A556.24  
Ward: 7

## In Person and 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 3990 Redmond Rd, zoned H-CC2-5 - 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 915.00sq. m (approx. 9849.06sq 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 4.33m (approx. 14.21ft) 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 50.00% 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 60.00% in this instance;
4. A 47.00% 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 50.00% in this instance.

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

The property owner of 5163 Unit 5 & 5161 Unit 6 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 proposing a gross floor area of wholesaling facility to be used for accessory retail sales of 50.00% whereas By-law 0225-2007, as amended, permits a maximum gross floor area of wholesaling facility to be used for accessory retail sales of 20.00% in this instance.

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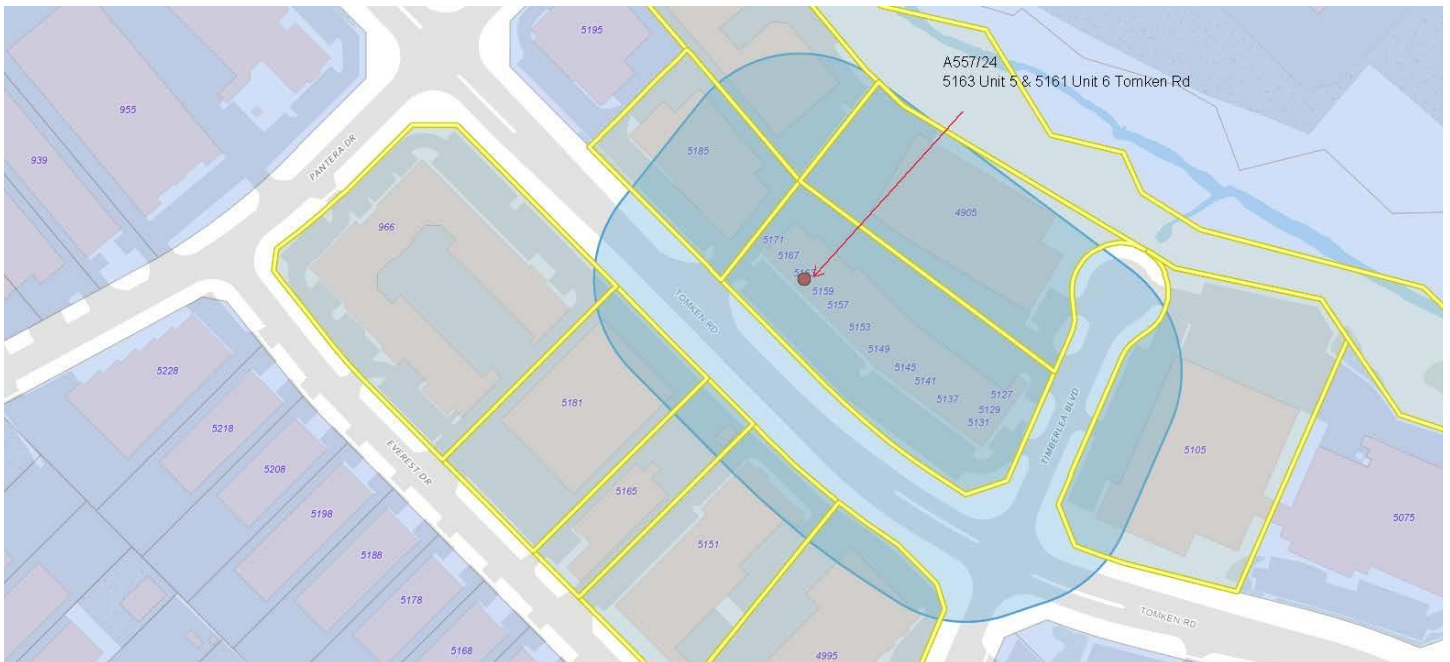
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### Details of the application and meeting information:

The property owner of 2243 Spaceway Crt, 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 for parking of a recreational vehicle in the driveway proposing:

1. A recreational vehicle length of 7.10m (approx. 23.30ft) whereas By-law 0225-2007, as amended, permits a maximum recreational vehicle length of 5.20m (approx. 17.06ft) in this instance; and,
2. A recreational vehicle height of 2.40m (approx. 7.87ft) whereas By-law 0225-2007, as amended, permits a maximum recreational vehicle height of 2.00m (approx. 6.56ft) in this instance.

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# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A559.24  
Ward: 5

## In Person and 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 5925-5945 Ambler Dr, 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 proposing a change of use proposing:

1. A parking rate for Motor Vehicles Repair Facility – Commercial Motor Vehicles and Motor Vehicles Sales, Leasing and/or Rental Facility – Commercial Motor Vehicles of 1.50 parking spaces per 100 sq.m whereas By-law 0225-2007, as amended, requires a minimum 4.50 parking spaces per 100 sq.m in this instance;
2. 4 accessible parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 6 accessible parking spaces in this instance.

The Committee has set **Thursday, January 16, 2025 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:** The hearing will be held in person at Mississauga Civic Centre, Council Chambers, 300 City Centre Drive, 2<sup>nd</sup> Floor. Advance registration is preferred if you wish to speak at the hearing in person. If you wish to make a presentation you must send your request to speak and your presentation (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. A document projector will also be available, if preferred.
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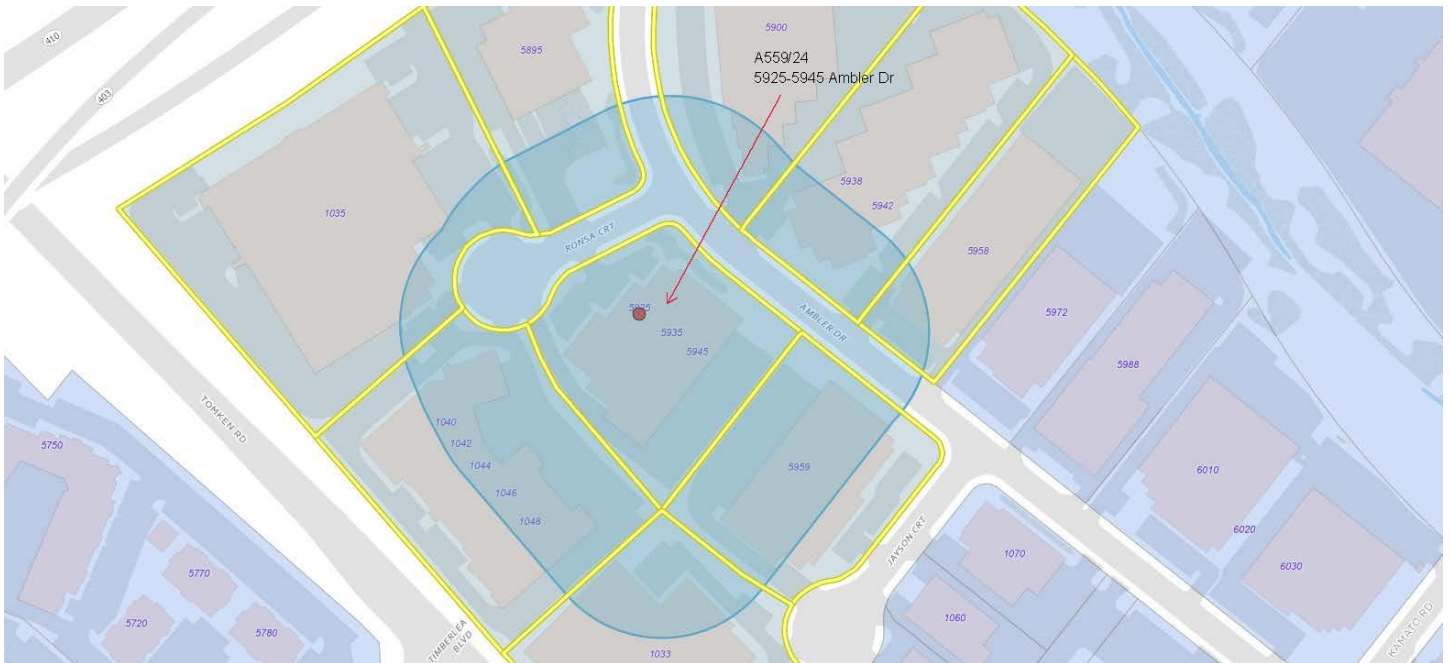
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# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A560.24  
Ward: 7

## In Person and 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 530 Louis Dr, 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 legalize garage area proposing:

1. A minimum rectangular area measured from the inside face of the walls of a garage of 2.11m x 4.79m (approx. 6.92ft x 15.72ft) whereas By-law 0225-2007, as amended, requires a minimum rectangular area of 2.75m x 6.00m (approx. 9.02ft x 19.69ft) in this instance.
2. An unobstructed area for parking in a garage of 2.11m x 4.79m (approx. 6.92ft x 15.72ft) whereas By-law 0225-2007, as amended, requires a minimum unobstructed area for parking in a garage of 2.75m x 5.20m (approx. 9.02ft x 17.06ft) in this instance.

The Committee has set **Thursday, January 16, 2025 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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- **In person:** The hearing will be held in person at Mississauga Civic Centre, Council Chambers, 300 City Centre Drive, 2<sup>nd</sup> Floor. Advance registration is preferred if you wish to speak at the hearing in person. If you wish to make a presentation you must send your request to speak and your presentation (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. A document projector will also be available, if preferred.
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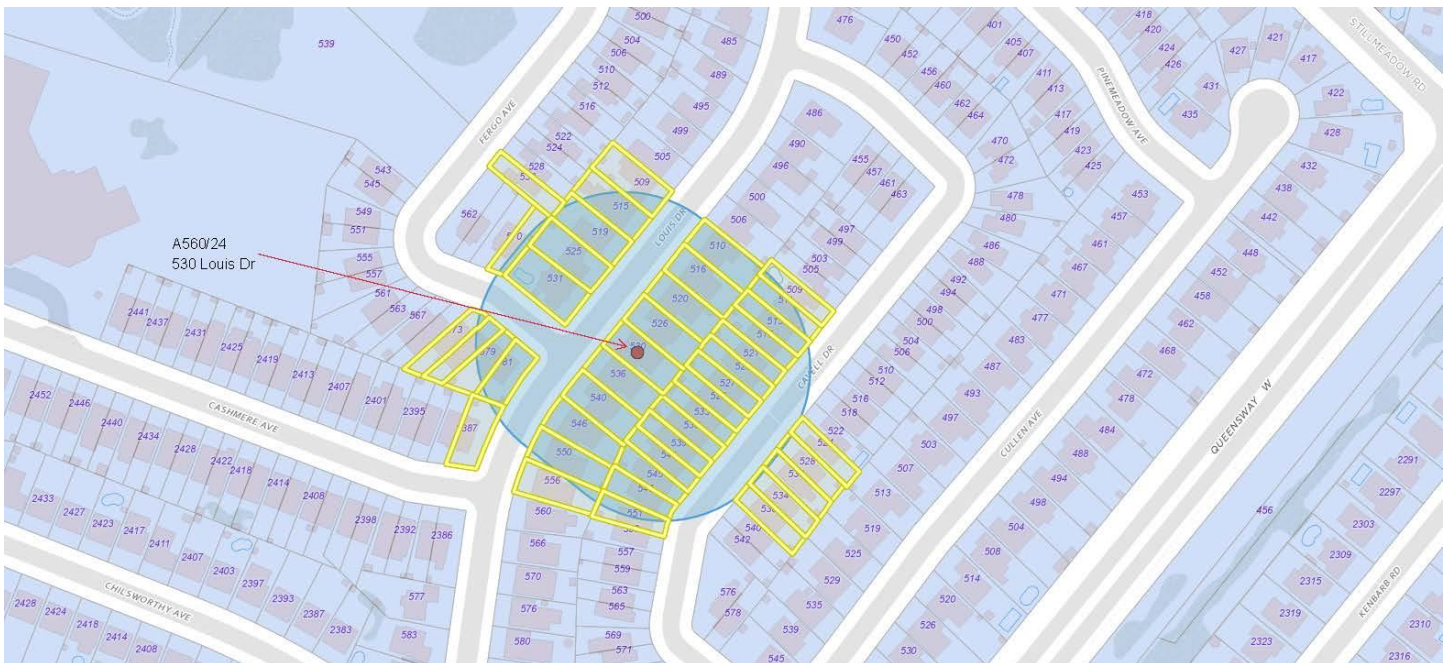
### Additional Information:

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### **In Person and 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 232 Britannia Rd E , 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 a change of use proposing:

1. A day care center as standalone use, whereas Bylaw 0225-2007, as amended, does not permit a 'day care' as a standalone use in an E2 zone in this instance;
2. A day care within the Lester B. Pearson International Airport Operating Area, whereas Bylaw 0225-2007, as amended, does not permit a day care in the Lester B. Pearson International Airport Operating Area.

The Committee has set **Thursday, January 16, 2025 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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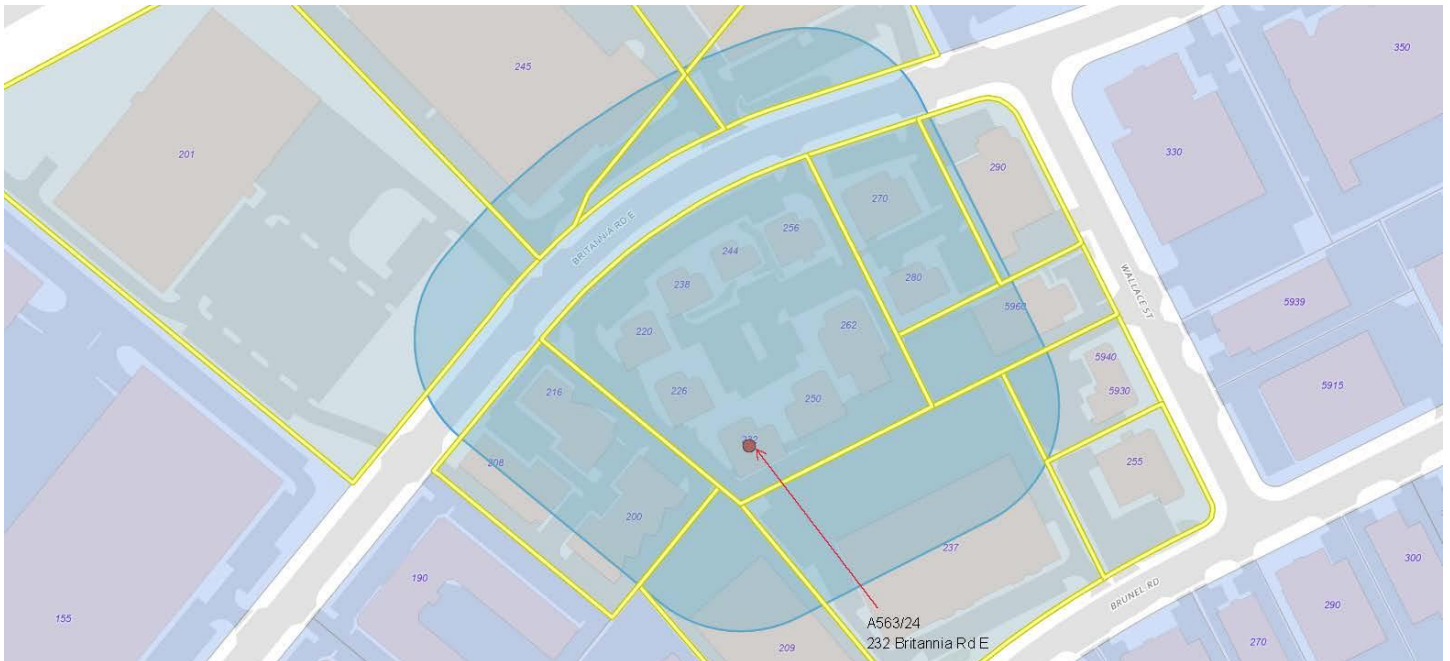
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# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A564.24  
Ward: 1

## In Person and 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 398 Marf Ave, zoned R3-1 - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance for a accessory structure and new build proposing:

1. A lot coverage of 37.30% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% in this instance;
2. A front yard landscaping of 33.79% whereas By-law 0225-2007, as amended, requires a minimum front yard landscaping of 40.00% in this instance;
3. A driveway width of 10.66m (approx. 34.98ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.69ft) in this instance;
4. A front yard porch setback of 3.81m (approx. 12.50ft) whereas By-law 0225-2007, as amended, requires a minimum front yard porch setback of 5.90m (approx. 19.36ft) in this instance;
5. A front yard eaves setback of 4.19m (approx. 13.75ft) whereas By-law 0225-2007, as amended, requires a minimum front yard eaves setback of 5.45m (approx. 17.88ft) in this instance;
6. A garage/ accessory structure combined side yard width of 1.44m (approx. 4.72ft) whereas By-law 0225-2007, as amended, requires a minimum garage/ accessory structure combined side yard width of 2.40m (approx. 7.87ft) in this instance;
7. A garage flat roof height of 4.47m (approx. 14.67ft) whereas By-law 0225-2007, as amended, permits a maximum garage flat roof height of 3.00m (approx. 9.84ft) in this instance;
8. A garage flat roof eaves height of 4.02m (approx. 13.19ft) whereas By-law 0225-2007, as amended, permits a maximum garage flat roof eaves height of 3.00m (approx. 9.84ft) in this instance;
9. An accessory structure height of 4.47m (approx. 14.67ft) whereas By-law 0225-2007, as amended, permits a maximum accessory structure height of 3.00m (approx. 9.84ft) in this instance;
10. An accessory structure area of 43.60sq m (approx. 469.31sq ft) whereas By-law 0225-2007, as amended, permits a maximum accessory structure area of 10.00sq m (approx. 107.64sq ft) in this instance;
11. A combined accessory structure area of 43.60sq m (approx. 469.31sq ft) whereas By-law 0225-2007, as amended, permits a maximum combined accessory structure area of 30.00sq m (approx. 322.43sq ft) in this instance;
12. A lot coverage accessory structure of 12.58% whereas By-law 0225-2007, as amended, permits a maximum lot coverage accessory structure of 10.00% in this instance;
13. An accessory structure side yard setback of 0.59m (approx. 1.94ft) whereas By-law 0225-2007, as amended, requires a minimum accessory structure side yard setback of 0.61m (approx. 2.00ft) in this instance.

The Committee has set **Thursday, January 16, 2025 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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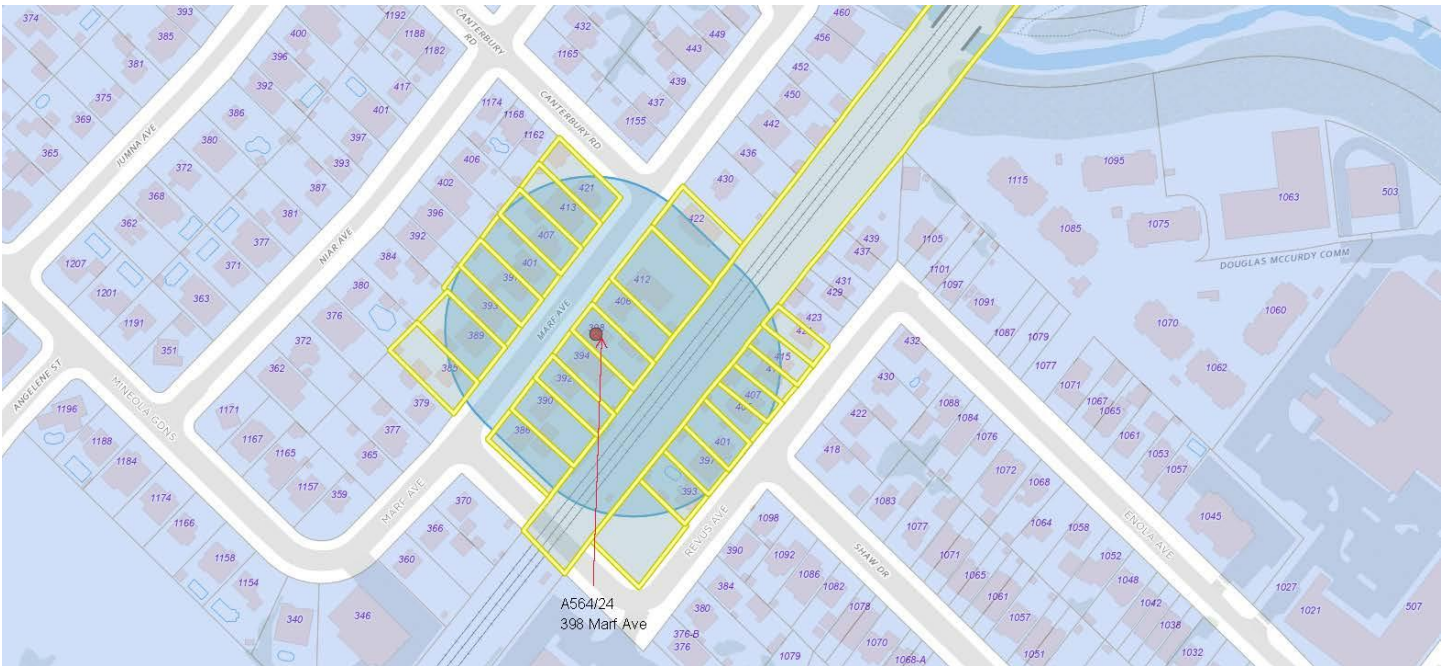
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### **In Person and Virtual Public Hearing**

#### **Why you received this letter:**

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

The property owner of 2711 Spruce Needle Crt, 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 an accessory structure proposing a side yard setback of 1.03m (approx. 3.38ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 1.20m (approx. 3.94ft) in this instance.

The Committee has set **Thursday, January 16, 2025 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:** The hearing will be held in person at Mississauga Civic Centre, Council Chambers, 300 City Centre Drive, 2<sup>nd</sup> Floor. Advance registration is preferred if you wish to speak at the hearing in person. If you wish to make a presentation you must send your request to speak and your presentation (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. A document projector will also be available, if preferred.
- **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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#### **Additional Information:**

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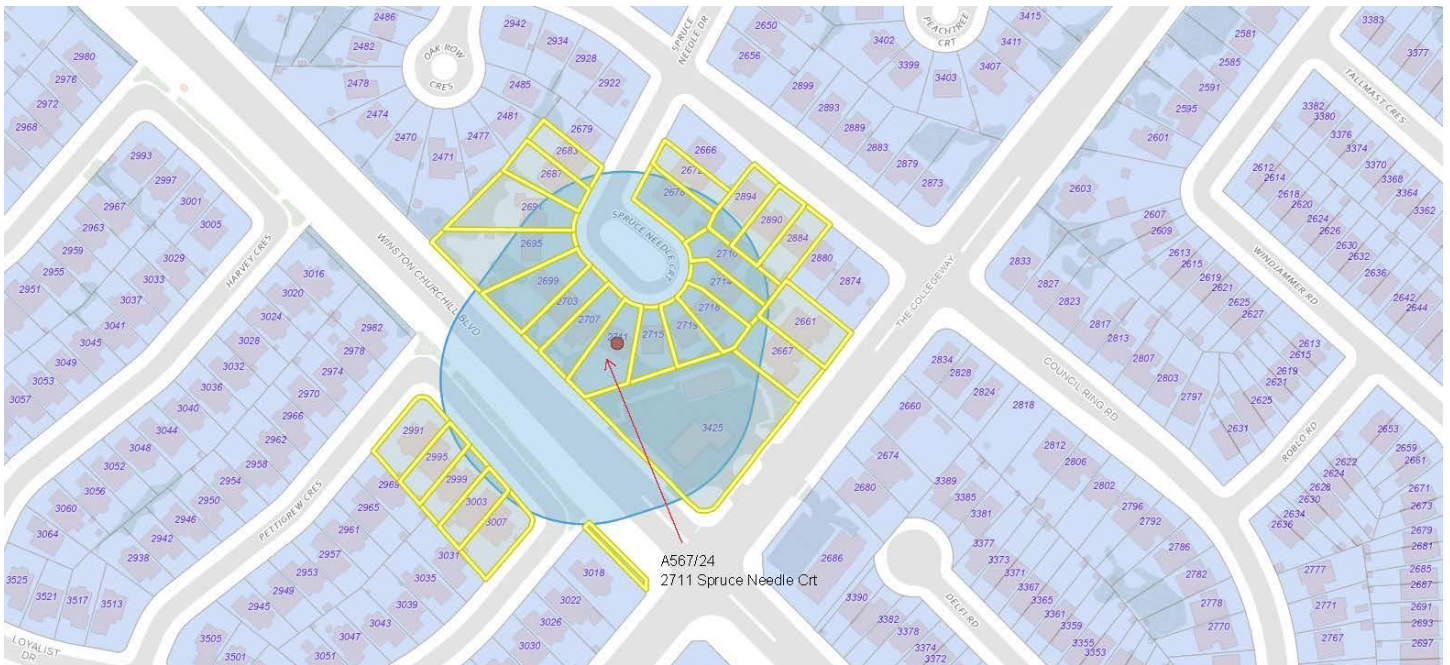
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### Committee of Adjustment Appeal Process:

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:

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### **In Person and 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 3412 Etude 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 gross floor area of 365.72sq m (approx. 3936.61sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 306.61sq m (approx. 3300.35sq ft) in this instance;
2. A garage area per one car of 16.80sq m (approx. 180.84sq ft) whereas By-law 0225-2007, as amended, permits a maximum garage area per one car of 16.50sq m (approx. 177.61sq ft) in this instance;
3. An exterior side yard setback to the porch of 6.01m (approx. 19.72ft) whereas By-law 0225-2007, as amended, permits a maximum exterior side yard setback of 5.40m (approx. 17.72ft) in this instance;
4. An exterior side yard setback to the dwelling of 7.36m (approx. 24.15ft) whereas By-law 0225-2007, as amended, permits a maximum exterior side yard setback to the dwelling of 5.50m (approx. 18.05ft) in this instance;
5. A front yard setback of 7.05m (approx. 23.13ft) whereas By-law 0225-2007, as amended, permits a maximum front yard setback of 6.00m (approx. 19.69ft) in this instance;
6. A lot coverage of 42.00% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 32.00% in this instance;
7. A dwelling height of 9.55m (approx. 31.33ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling height of 9.00m (approx. 29.53ft) in this instance; and,
8. An eave height of 7.27m (approx. 23.85ft) whereas By-law 0225-2007, as amended, permits a maximum eave height of 6.40m (approx. 21.00ft) in this instance.

The Committee has set **Thursday, January 16, 2025 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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### **In Person and 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 5218 Palmetto Place, zoned RM2-18-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 exterior side yard setback to a below grade entrance of 3.40m (approx. 11.15ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback to the below grade entrance of 4.50m (approx. 14.76ft) in this instance.

The Committee has set **Thursday, January 16, 2025 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: A429.24  
Ward: 6

## In Person and 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 861 Stargazer Dr, zoned R3-23 - 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 width of 7.20m (approx. 23.62ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.69ft) in this instance.

The Committee has set **Thursday, January 16, 2025 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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### **In Person and 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 1609 Dogwood Trail, 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 new house proposing:

1. An exterior side yard setback on a corner lot of 6.00m (approx. 19.69ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback on a corner lot of 7.50m (approx. 24.61ft) in this instance;
2. A side yard setback on a corner lot of 2.62m (approx. 8.60ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback on a corner lot of 3.00m (approx. 9.84ft) in this instance;
3. A gross floor area of 481.52sq m (approx. 5183.08sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 407.53sq m (approx. 4386.65sq ft) in this instance;
4. An eave height of 6.71m (approx. 22.02ft) whereas By-law 0225-2007, as amended, permits a maximum eave height of 6.40m (approx. 21.00ft) in this instance;
5. 2 kitchens on the first storey whereas By-law 0225-2007, as amended, permits a maximum of 1 kitchen on the first storey in this instance;
6. A garage projection of 2.65m (approx. 8.69ft) whereas By-law 0225-2007, as amended, permits a maximum garage projection of 0.00m in this instance;
7. A building length of 21.83m (approx. 71.62ft) whereas By-law 0225-2007, as amended, permits a maximum building length of 20.00m (approx. 65.62ft) in this instance;
8. A projection of eaves into required setback (exterior) of 5.55m (approx. 18.21ft) whereas By-law 0225-2007, as amended, requires a minimum projection of eaves into required setback (exterior) of 7.05m (approx. 23.13ft) in this instance;
9. A projection of eaves into required setback (interior) of 2.23m (approx. 7.32ft) whereas By-law 0225-2007, as amended, requires a minimum projection of eaves into required setback (interior) of 2.55m (approx. 8.37ft) in this instance; and,
10. A building height of 9.96m (approx. 32.68ft) 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, January 16, 2025 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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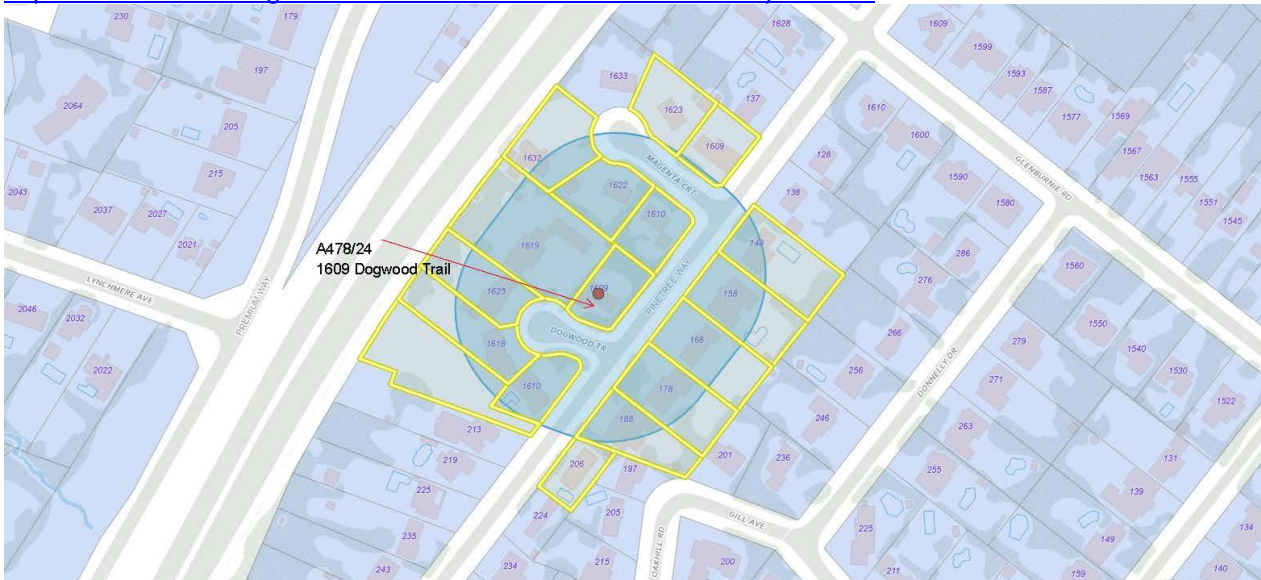
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# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A498.24  
Ward: 11

## In Person and 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 780 Golden Farmer Way, zoned R10-1 - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow a driveway width of 7.20m (approx. 23.62ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.54m (approx. 21.46ft) in this instance.

The Committee has set **Thursday, January 16, 2025 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:** The hearing will be held in person at Mississauga Civic Centre, Council Chambers, 300 City Centre Drive, 2<sup>nd</sup> Floor. Advance registration is preferred if you wish to speak at the hearing in person. If you wish to make a presentation you must send your request to speak and your presentation (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. A document projector will also be available, if preferred.
- **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).
- **By telephone:** Advance registration is required to speak virtually at the hearing. To register, please call 905-615-3200 x5507 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](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.

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](mailto:committee.adjustment@mississauga.ca) or call 905-615-3200 x5507. Alternatively, information can be obtained in person by making an appointment with the Committee of Adjustment at 300 City Centre Drive 2<sup>nd</sup> Floor, Mississauga, ON L5B 3C1. Appointments can be booked using the

“Book an appointment” button on the Committee’s webpage:

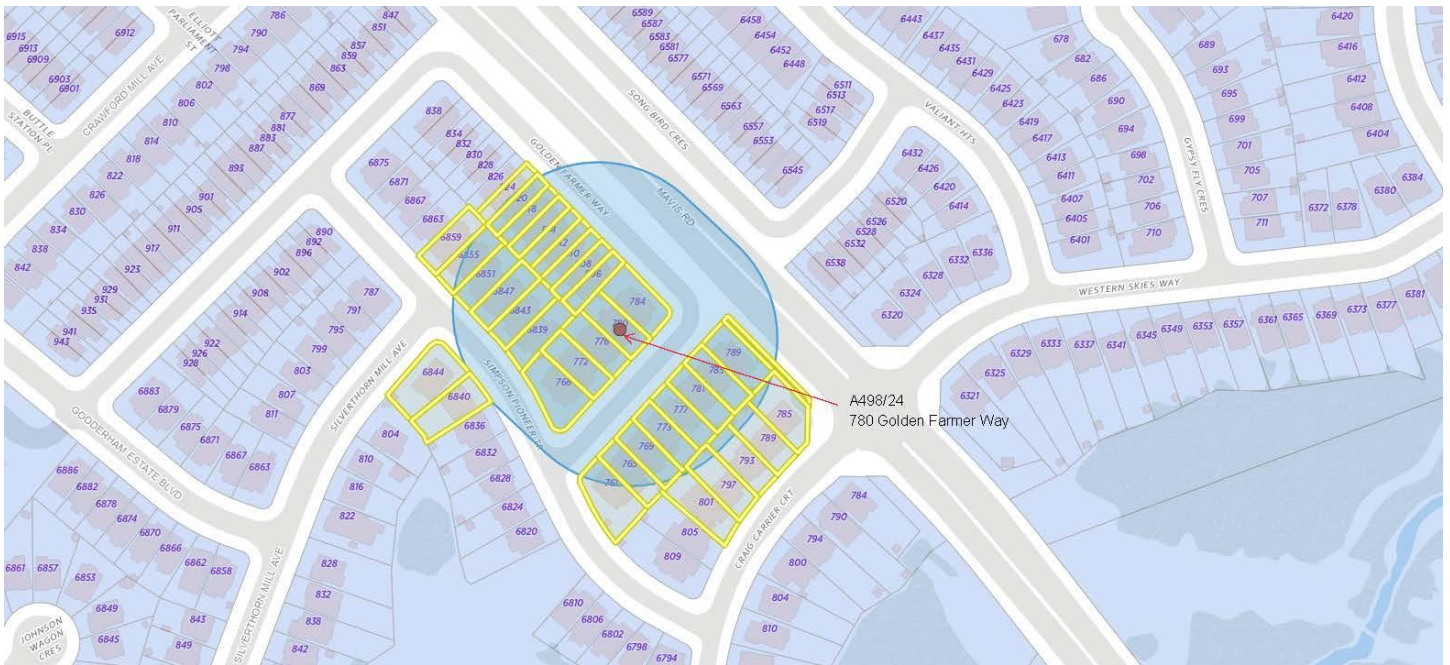
<https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

- 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](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. 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 x5507.