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## Committee of Adjustment

**Date:** January 23, 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 B75.24-B84.24, A581.24-A590.24  
2494-2510 Cliff Rd & 306 King St E (Ward 7)
    - 4.2 A534.24  
3174 Gladish Grove (Ward 10)
    - 4.3 A550.24  
138 Whitchurch Mews (Ward 7)
    - 4.4 A562.24  
3611-3663 Mavis Rd (Ward 7)
    - 4.5 A565.24  
2119 Danube Crt (Ward 2)
    - 4.6 A572.24  
5127 -5171 Tomken Rd (Ward 5)
    - 4.7 A575.24  
2911 Glace Bay Rd (Ward 9)
    - 4.8 A578.24  
1665 Warren Dr (Ward 3)
    - 4.9 A579.24  
916 Stainton Dr (Ward 6)
    - 4.10 A580.24  
893 Longfellow Ave (Ward 2)
    - 4.11 A592.24  
3047 Churchill Ave (Ward 5)
    - 4.12 A594.24  
846 Chaucer Ave (Ward 2)

- 4.13            A418.21  
                  485 Chantenay Drive (Ward 7)
- 4.14            A457.21  
                  2113 Pear Tree Road (Ward 7)
- 5.              **OTHER BUSINESS**
- 6.              **ADJOURNMENT**



# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

Files: B75.24 to B84.24 & A581.24 to A590.24  
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 2494 & 2510 Cliff Rd & 306 King St E, zoned R3 - Residential, has applied for consent under Section 53 and minor variance(s) under Section 45 of the Planning Act. B75/24

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 12.74m (approx. 41.80ft) and an area of approximately 420.50sq. m (approx. 4526.26sq ft).

#### A581/24

The applicant requests a minor variance for the severed lands of B75/24 proposing:

1. A lot area of 420.50sq m (approx. 4526.26sq 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 frontage of 12.74m (approx. 41.80ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m (approx. 49.22ft) in this instance;
3. A lot coverage of 39.89% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% in this instance;
4. A front yard setback of 5.93m (approx. 19.46ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 7.50m (approx. 24.61ft) in this instance;
5. A front yard setback to a garage of 5.93m (approx. 19.46ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback to a garage of 7.50m (approx. 24.61ft) in this instance;
6. A setback to front porch of 4.95m (approx. 16.24ft) whereas By-law 0225-2007, as amended, requires a minimum setback to front porch of 5.90m (approx. 19.36ft) in this instance;
7. An interior side yard setback of 1.22m (approx. 4.00ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 1.82m (approx. 5.97ft) in this instance.

#### B76/24

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 12.74m (approx. 41.80ft) and an area of approximately 420.50sq. m (approx. 4526.26sq ft).

#### A582/24

The applicant requests a minor variance for the severed lands of B75/24 proposing:

1. A lot area of 420.50sq m (approx. 4526.26sq 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 frontage of 12.74m (approx. 41.80ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m (approx. 49.22ft) in this instance;
3. A lot coverage of 39.89% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% in this instance;
4. A front yard setback of 5.93m (approx. 19.46ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 7.50m (approx. 24.61ft) in this instance;
5. A front yard setback to a garage of 5.93m (approx. 19.46ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback to a garage of 7.50m (approx. 24.61ft) in this instance;
6. A setback to front porch of 4.95m (approx. 16.24ft) whereas By-law 0225-2007, as amended, requires a minimum setback to front porch of 5.90m (approx. 19.36ft) in this instance;
7. An interior side yard setback of 1.22m (approx. 4.00ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 1.82m (approx. 5.97ft) in this instance.

#### B77/24

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 12.74m (approx. 41.80ft) and an area of approximately 420.50sq. m (approx. 4526.26sq ft).

#### A583/24

The applicant requests a minor variance for the severed lands of B77/24 proposing:

1. A lot area of 420.50sq m (approx. 4526.26sq 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 frontage of 12.74m (approx. 41.80ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m (approx. 49.22ft) in this instance;
3. A lot coverage of 39.89% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% in this instance;
4. A front yard setback of 5.93m (approx. 19.46ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 7.50m (approx. 24.61ft) in this instance;
5. A front yard setback to a garage of 5.93m (approx. 19.46ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback to a garage of 7.50m (approx. 24.61ft) in this instance;
6. A setback to front porch of 4.95m (approx. 16.24ft) whereas By-law 0225-2007, as amended, requires a minimum setback to front porch of 5.90m (approx. 19.36ft) in this instance;
7. An interior side yard setback of 1.22m (approx. 4.00ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 1.82m (approx. 5.97ft) in this instance.

#### B78/24

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 12.74m (approx. 41.80ft) and an area of approximately 420.50sq. m (approx. 4526.26sq ft).

#### A584/24

The applicant requests a minor variance for the severed lands of B78/24 proposing:

1. A lot area of 420.50sq m (approx. 4526.26sq 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 frontage of 12.74m (approx. 41.80ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m (approx. 49.22ft) in this instance;
3. A lot coverage of 39.89% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% in this instance;
4. A front yard setback of 5.93m (approx. 19.46ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 7.50m (approx. 24.61ft) in this instance;
5. A front yard setback to a garage of 5.93m (approx. 19.46ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback to a garage of 7.50m (approx. 24.61ft) in this instance;
6. A setback to front porch of 4.95m (approx. 16.24ft) whereas By-law 0225-2007, as amended, requires a minimum setback to front porch of 5.90m (approx. 19.36ft) in this instance;
7. An interior side yard setback of 1.22m (approx. 4.00ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 1.82m (approx. 5.97ft) in this instance.

#### B79/24

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 12.74m (approx. 41.80ft) and an area of approximately 420.50sq. m (approx. 4526.26sq ft).

#### A585/24

The applicant requests a minor variance for the severed lands of B79/24 proposing:

1. A lot area of 420.50sq m (approx. 4526.26sq 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 frontage of 12.74m (approx. 41.80ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m (approx. 49.22ft) in this instance;
3. A lot coverage of 39.89% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% in this instance;
4. A front yard setback of 5.93m (approx. 19.46ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 7.50m (approx. 24.61ft) in this instance;
5. A front yard setback to a garage of 5.93m (approx. 19.46ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback to a garage of 7.50m (approx. 24.61ft) in this instance;
6. A setback to front porch of 4.95m (approx. 16.24ft) whereas By-law 0225-2007, as amended, requires a minimum setback to front porch of 5.90m (approx. 19.36ft) in this instance;
7. An interior side yard setback of 1.22m (approx. 4.00ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 1.82m (approx. 5.97ft) in this instance.

#### B80/24

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 12.74m (approx. 41.80ft) and an area of approximately 420.50sq. m (approx. 4526.26sq ft).

#### A586/24

The applicant requests a minor variance for the severed lands of B80/24 proposing:

1. A lot area of 420.50sq m (approx. 4526.26sq 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 frontage of 12.74m (approx. 41.80ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m (approx. 49.22ft) in this instance;
3. A lot coverage of 39.89% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% in this instance;
4. A front yard setback of 5.93m (approx. 19.46ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 7.50m (approx. 24.61ft) in this instance;
5. A front yard setback to a garage of 5.93m (approx. 19.46ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback to a garage of 7.50m (approx. 24.61ft) in this instance;
6. A setback to front porch of 4.95m (approx. 16.24ft) whereas By-law 0225-2007, as amended, requires a minimum setback to front porch of 5.90m (approx. 19.36ft) in this instance;
7. An interior side yard setback of 1.22m (approx. 4.00ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 1.82m (approx. 5.97ft) in this instance.

#### B81/24

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 12.74m (approx. 41.80ft) and an area of approximately 420.50sq. m (approx. 4526.26sq ft).

#### A587/24

The applicant requests a minor variance for the severed lands of B81/24 proposing:

1. A lot area of 420.50sq m (approx. 4526.26sq 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 frontage of 12.74m (approx. 41.80ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m (approx. 49.22ft) in this instance;
3. A lot coverage of 39.89% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% in this instance;
4. A front yard setback of 5.93m (approx. 19.46ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 7.50m (approx. 24.61ft) in this instance;
5. A front yard setback to a garage of 5.93m (approx. 19.46ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback to a garage of 7.50m (approx. 24.61ft) in this instance;
6. A setback to front porch of 4.95m (approx. 16.24ft) whereas By-law 0225-2007, as amended, requires a minimum setback to front porch of 5.90m (approx. 19.36ft) in this instance;
7. An interior side yard setback of 1.22m (approx. 4.00ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 1.82m (approx. 5.97ft) in this instance.

#### B82/24

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 15.18m (approx. 49.81ft) and an area of approximately 430.50sq. m (approx. 4633.90sq ft).

#### A588/24

The applicant requests a minor variance for the severed lands of B82/24 proposing:

1. A lot area of 430.50sq. m (approx. 4633.90sq 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 frontage of 15.18sq. m (approx. 163.40sq ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m (approx. 49.22ft) in this instance;
3. A lot coverage of 39.82% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% in this instance;
4. A front yard setback of 2.03m (approx. 6.66ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 7.50m (approx. 24.61ft) in this instance;
5. A front yard setback to a garage of 3.91sq. m (approx. 42.09sq ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback to a garage of 7.50m (approx. 24.61ft) in this instance;
6. A setback to front porch of 0.95sq. m (approx. 10.23sq ft) whereas By-law 0225-2007, as amended, requires a minimum setback to front porch of 5.90m (approx. 19.36ft) in this instance;
7. An interior side yard setback of 1.22m (approx. 4.00ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 1.82m (approx. 5.97ft) in this instance.
8. An exterior side yard setback of 3.01m (approx. 9.88ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback of 6.00m (approx. 19.69ft) in this instance;
9. A front yard soft landscaping of 31.80% whereas By-law 0225-2007, as amended, requires a minimum front yard soft landscaping of 40.00% in this instance.

#### B83/24

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 12.78sq. m (approx. 137.56sq ft) and an area of approximately 402.60sq. m (approx. 4333.59sq ft).

#### A589/24

The applicant requests a minor variance for the severed lands of B83/24 proposing:

1. A lot area of 402.60sq. m (approx. 4333.59sq 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 frontage of 12.78sq. m (approx. 137.56sq ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m (approx. 49.22ft) in this instance;

3. A lot coverage of 38.77% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% in this instance;

4. A front yard setback of 5.95m (approx. 19.66ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 7.50m (approx. 24.61ft) in this instance;

5. A front yard setback to a garage of 5.43m (approx. 17.82ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback to a garage of 7.50m (approx. 24.61ft) in this instance;

6. A setback to front porch of 4.41m (approx. 14.47ft) whereas By-law 0225-2007, as amended, requires a minimum setback to front porch of 5.90m (approx. 19.36ft) in this instance;

7. An interior side yard setback of 1.22m (approx. 4.00ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 1.82m (approx. 5.97ft) in this instance.

#### B84/24

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 12.78sq. m (approx. 137.56sq ft) and an area of approximately 389.80sq. m (approx. 4195.81sq ft).

#### A590/24

The applicant requests a minor variance for the severed lands of B84/24 proposing:

1. A lot area of 389.80sq. m (approx. 4195.81sq 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 frontage of 12.78sq. m (approx. 137.56sq ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m (approx. 49.22ft) in this instance;

3. A lot coverage of 39.98% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% in this instance;

4. A front yard setback of 5.95m (approx. 19.66ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 7.50m (approx. 24.61ft) in this instance;

5. A front yard setback to a garage of 5.43m (approx. 17.82ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback to a garage of 7.50m (approx. 24.61ft) in this instance;

6. A setback to front porch of 4.41m (approx. 14.47ft) whereas By-law 0225-2007, as amended, requires a minimum setback to front porch of 5.90m (approx. 19.36ft) in this instance;

7. An interior side yard setback of 1.22m (approx. 4.00ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 1.82m (approx. 5.97ft) in this instance.

The Committee has set **Thursday, January 23, 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.

### **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 3174 Gladish Grove, zoned R6-3 - 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 accessory structure proposing an interior side yard setback of 0.50m (approx. 1.64ft) 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, January 23, 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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- **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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#### **Additional Information:**

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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 138 Whitchurch Mews, zoned RM2-2 - 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 legalise an accessory structure proposing a lot coverage of 43.90% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 40.00% in this instance.

The Committee has set **Thursday, January 23, 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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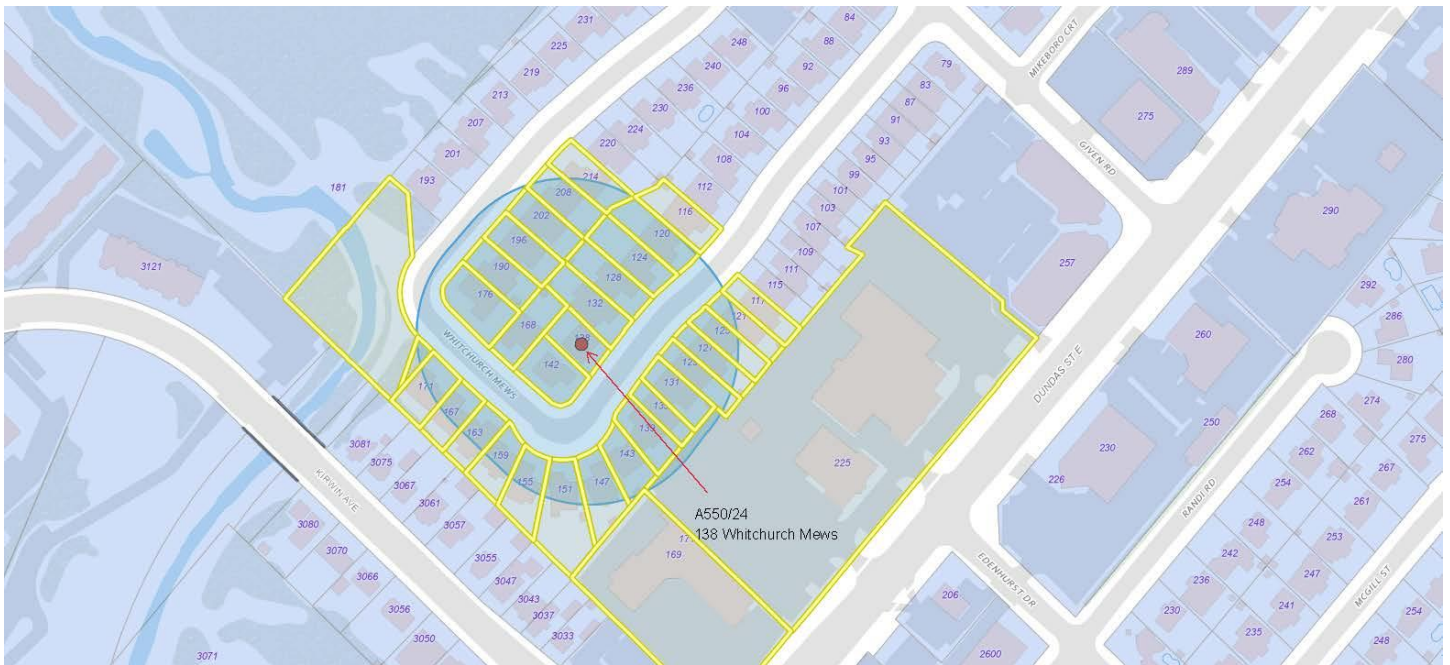
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# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A562.24  
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 3611-3663 Mavis Rd, zoned D-10 - Development, 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 a Warehousing Distributing/ Wholesale use (10% of the floor area of electronic products and liquidation of dry goods) on the subject site whereas By-law 0225-2007, as amended, does not permit a Warehousing Distributing/ Wholesale use on the subject site in this instance.

The Committee has set **Thursday, January 23, 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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- **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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### 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:

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### Committee of Adjustment Appeal Process:

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# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A565.24  
Ward: 2

## 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 2119 Danube 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 for an accessory structure proposing:

1. A lot coverage of 55.24% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 40.00% in this instance;
2. A shed area of 11.16sq m (approx. 120.13sq ft) whereas By-law 0225-2007, as amended, permits a maximum shed area of 10.00sq m (approx. 107.64sq ft) in this instance.

The Committee has set **Thursday, January 23, 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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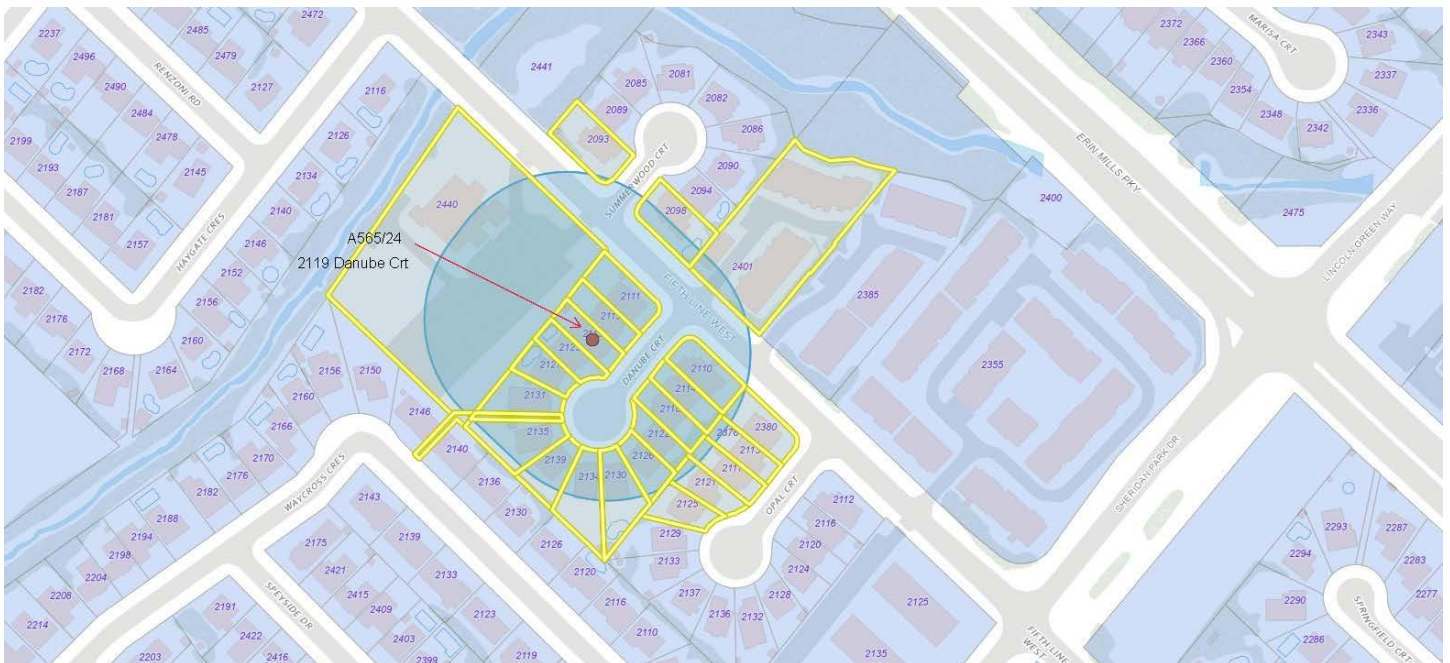
### Additional Information:

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### Committee of Adjustment Appeal Process:

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# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A572.24  
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 5127 -5171 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 for a parking reduction proposing 109 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 139 parking spaces in this instance.

The Committee has set **Thursday, January 23, 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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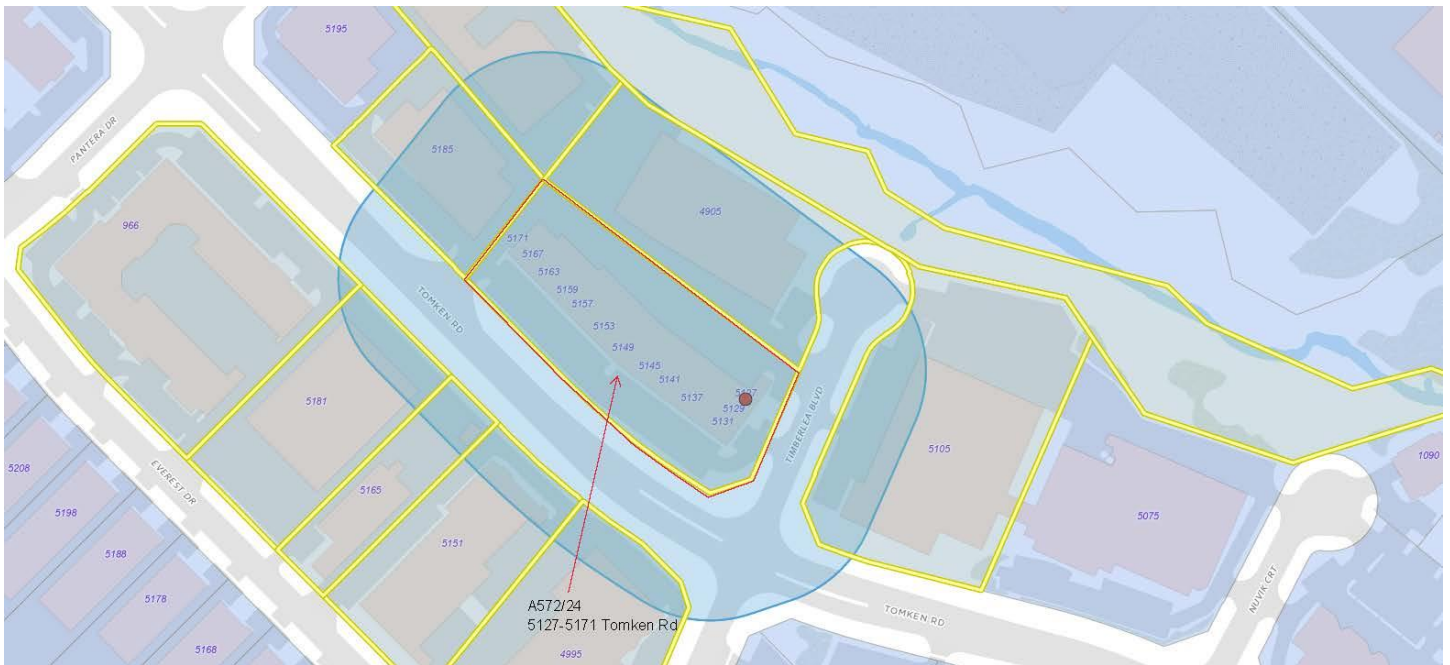
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# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A575.24  
Ward: 9

## 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 2911 Glace Bay Rd, 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 permit the parking of a commercial vehicle in the driveway proposing:

1. A commercial vehicle length of 6.15m (approx. 20.18ft) whereas By-law 0225-2007, as amended, permits a maximum commercial vehicle length of 5.60m (approx. 18.37ft) in this instance; and
2. A commercial vehicle width of 2.08m (approx. 6.82ft) whereas By-law 0225-2007, as amended, permits a maximum commercial vehicle width of 2.00m (approx. 6.56ft) in this instance.

The Committee has set **Thursday, January 23, 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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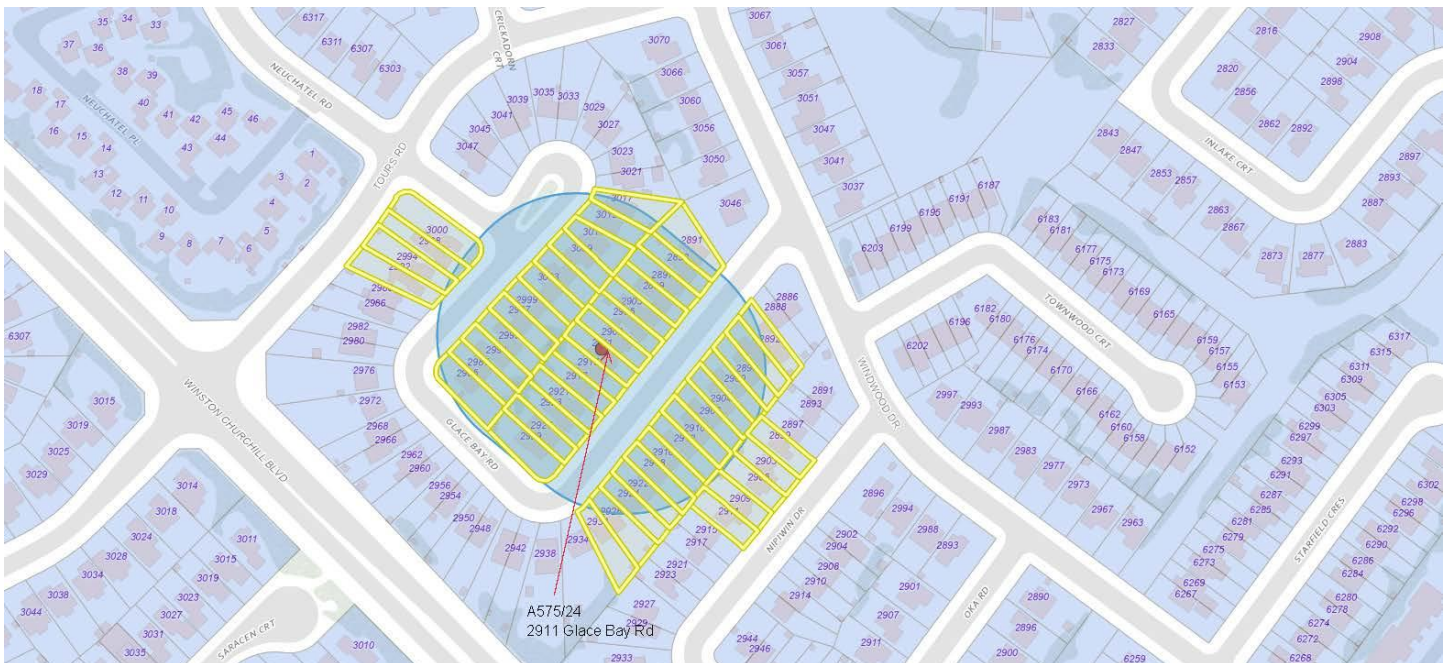
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### **In Person and Virtual Public Hearing**

#### **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 1665 Warren 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 for an accessory structure proposing a residential unit coverage of 44.22sq.m (approx. 475.98sq.ft) whereas By-law 0225-2007, as amended, permits a maximum residential unit coverage of 34.83sq.m (approx. 374.91sq.ft) in this instance.

The Committee has set **Thursday, January 23, 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: A579.24  
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 916 Stainton Dr, zoned RM1-2 - 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 for a driveway width of 8.00m (approx. 26.25ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 5.20m (approx. 17.06ft) in this instance.

The Committee has set **Thursday, January 23, 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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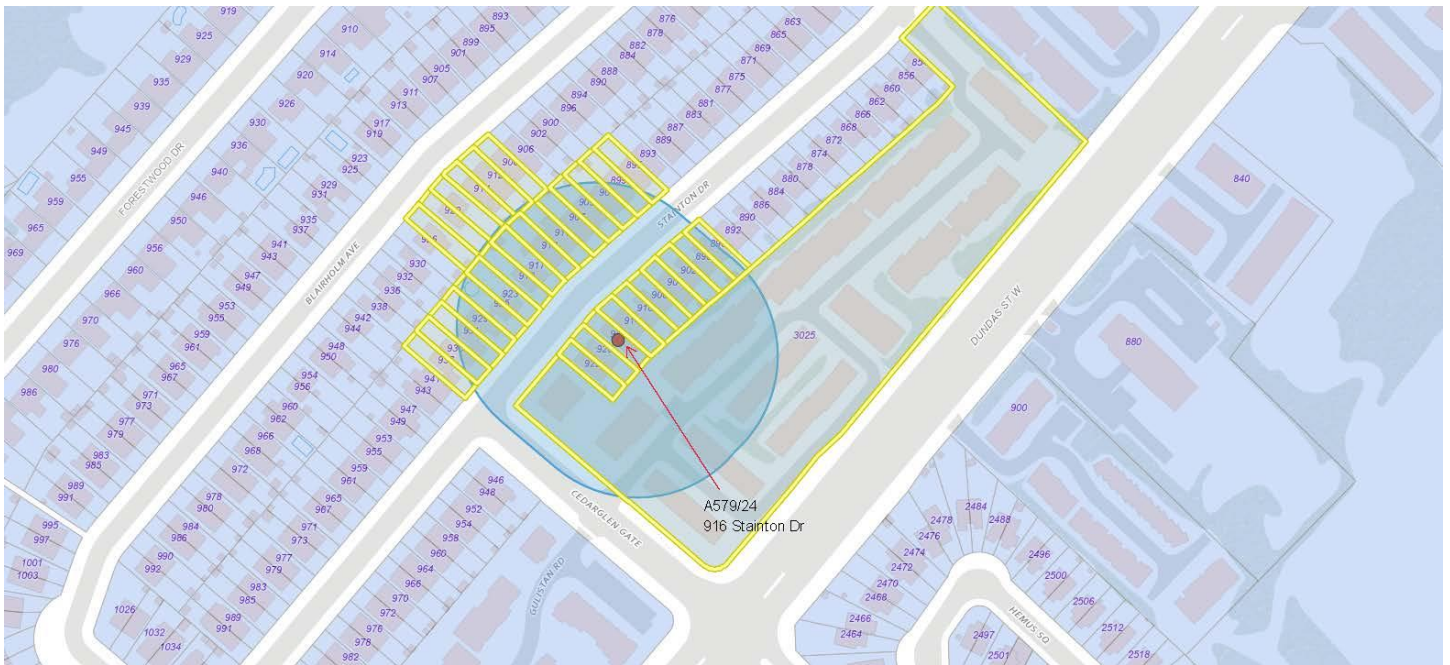
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### **In Person and Virtual Public Hearing**

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

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

The property owner of 893 Longfellow Ave, 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 for a new dwelling proposing:

1. A gross floor area (infill residential) of 927.9sq m (approx. 9,987.8sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area (infill residential) of 747.11sq m (approx. 8,041.83sq ft) in this instance;
2. A garage area of 112.70sq m (approx. 1213.10sq ft) whereas By-law 0225-2007, as amended, permits a maximum garage area of 75.00sq m (approx. 807.30sq ft) in this instance;
3. A flat roof height of 11.29m (approx. 37.04ft) whereas By-law 0225-2007, as amended, permits a maximum flat roof height of 7.50m (approx. 24.61ft) in this instance; and,
4. A front yard setback to the portion of the basement under the front porch of 6.98m (approx. 22.90ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 9.00m (approx. 29.53ft) in this instance.

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#### **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 3047 Churchill Ave, zoned R4-1 - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow for an addition proposing:

1. A front yard setback of 6.09m (approx. 19.98ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 7.50m (approx. 24.61ft) in this instance;
2. A front yard setback to the porch of 5.10m (approx. 16.73ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback to the porch of 5.90m (approx. 19.36ft) in this instance;
3. A front yard setback to the eaves of 5.79m (approx. 19.00ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback to the eaves of 7.05m (approx. 23.13ft) in this instance; and,
4. A lot coverage of 31.15% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% in this instance.

The Committee has set **Thursday, January 23, 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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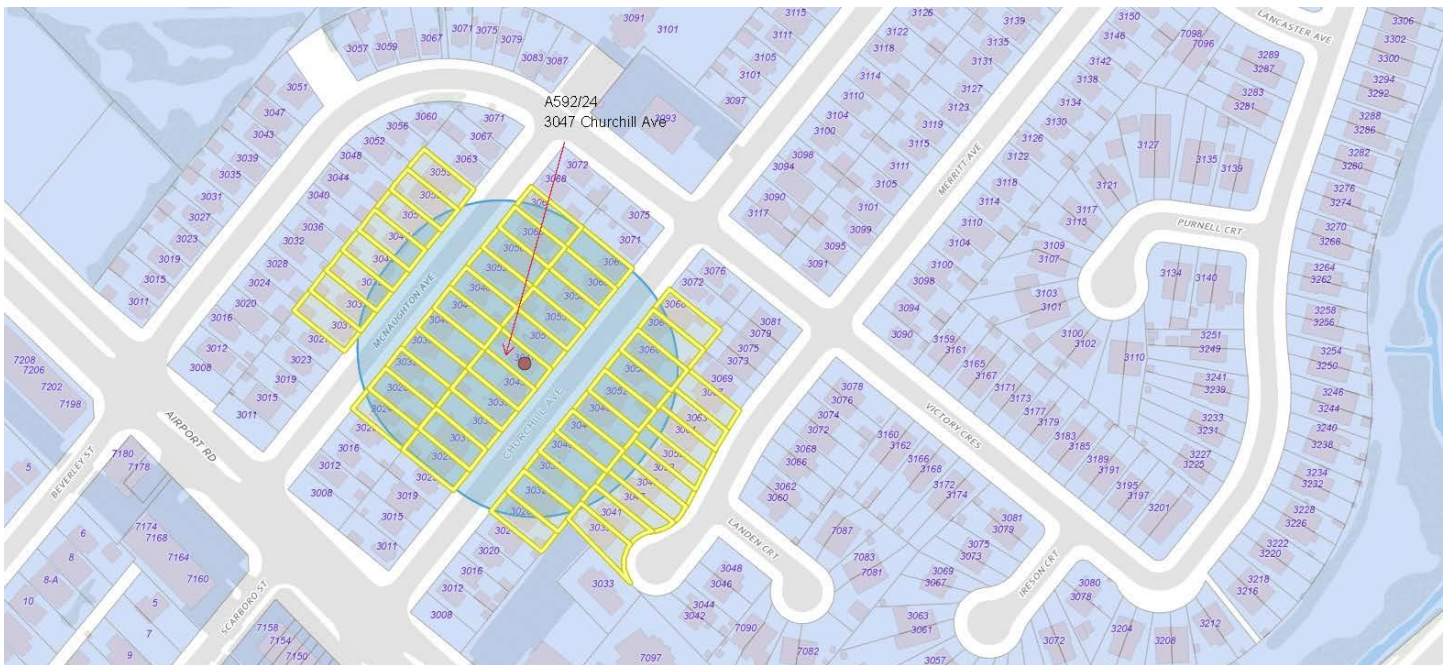
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# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A594.24  
Ward: 2

## 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 846 Chaucer Ave, 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 the construction of a new house proposing a gross floor area of 489.30sq m (approx. 5266.83sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 414.27sq m (approx. 4459.20sq ft) in this instance.

The Committee has set **Thursday, January 23, 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: <http://www.mississauga.ca/portal/cityhall/council-and-committee-videos>

### Additional Information:

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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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### Legal notice:

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# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A418.21  
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 485 Chantenay Drive, 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 an addition proposing:

1. An interior side yard setback to a covered deck of 0.28m (approx. 0.92ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback to a covered deck of 0.61m (approx. 2.00ft) in this instance;
2. A setback to the eaves of 0.00m whereas By-law 0225-2007, as amended, requires a minimum setback to the eaves of 0.16m (approx. 0.52ft) in this instance; and,
3. A lot coverage of 37.62% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% in this instance.

The Committee has set **Thursday, January 23, 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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**Additional Information:**

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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 2113 Pear Tree Road, zoned R3 - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow the construction an accessory structure proposing:

1. A side yard setback of 0.00m to the paving on the east side whereas By-law 0225-2007, as amended, requires a side yard setback of 0.61m (approx. 2.00ft) in this instance;
2. A side yard setback of 0.23m (approx. 0.75ft) to the paving on the west side whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 0.61m (approx. 2.00ft) in this instance;
3. A rear yard setback of 0.38m (approx. 1.25ft) to the ice machine whereas By-law 0225-2007, as amended, requires a minimum rear yard setback of 0.61m (approx. 2.00ft) in this instance;
4. A side yard setback of 0.31m (approx. 1.02ft) to the ice machine whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 0.61m (approx. 2.00ft) in this instance;
5. An accessory structure area of 158.36sq.m (approx. 1,704.57sq.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;
6. A combined lot coverage of all accessory structures of 21.01% whereas By-law 0225-2007, as amended, permits a combined lot coverage of all accessory structures of 5.00% in this instance;
7. A combined area of accessory structures of 168.12sq.m (approx. 1,809.63sq.ft) whereas By-law 0225-2007, as amended, permits a combined area of accessory structures of 60.00sq.m (approx. 645.84sq.ft) in this instance;
8. A side yard setback of 0.00m to the accessory structure on the east side whereas By-law 0225-2007, as amended, requires a side yard setback of 0.61m (approx. 2.00ft) in this instance; and
9. A side yard setback of 0.23m (approx. 0.75ft) to accessory structure on the west side whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 0.61m (approx. 2.00ft) in this instance.

The Committee has set **Thursday, January 23, 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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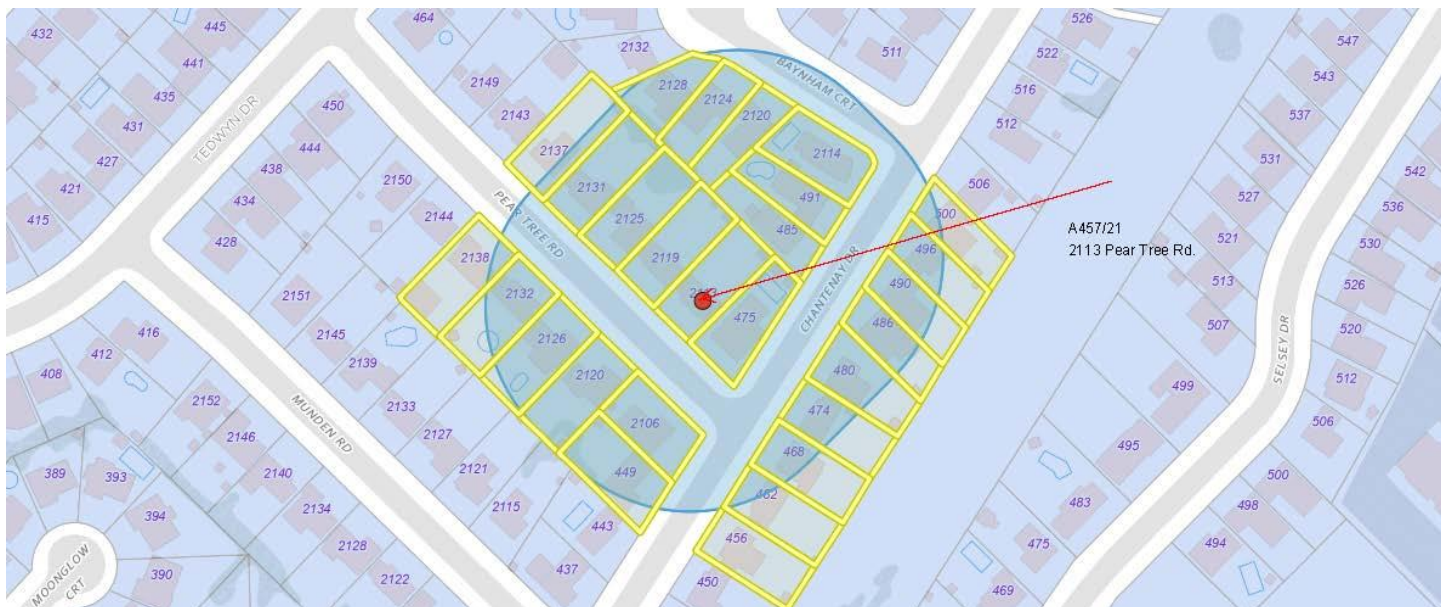
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