
Committee of Adjustment

Date: March 6, 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

Evan Pu, Committee of Adjustment Coordinator, Legislative Services
905-615-3200 ext.5507 or 8246
evan.pu@mississauga.ca

Natalia Joffre, Committee of Adjustment Coordinator, Legislative Services
905-615-3200 ext.5507 or 8696
natalia.joffreanez@mississauga.ca

PUBLIC MEETING STATEMENT: While some planning matters, such as consent or minor variance applications, do not specifically require that you participate in the process in order to appeal, the OLT has the power to dismiss an appeal without holding a hearing if the appeal is not based on any apparent land use planning grounds and is not made in good faith or is frivolous or vexatious, or is made only for the purpose of delay.

Send written submissions or request notification of future meetings to:

Secretary-Treasurer, Committee of Adjustment, Office of the City Clerk, Attn: Committee of Adjustment Coordinators – 2nd Floor 300 City Centre Drive, Mississauga, ON, L5B 3C1 or
Email: committee.adjustment@mississauga.ca. Written submissions must be received by the Friday prior to the hearing.

Requests to speak:

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 or by phone: 905-615-3200 ext.5507 and must be received by the

Friday prior to the hearing. If you do not wish to speak, the hearing will be livestreamed here:
www.mississauga.ca/portal/cityhall/council-and-committee-videos.

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1. CALL TO ORDER
 2. DECLARATION OF CONFLICT OF INTEREST
 3. DEFERRALS OR WITHDRAWALS
 4. MATTERS TO BE CONSIDERED
 - 4.1 B60.24 A21.25 A22.25
1032 Barberry Ln (Ward 11)
 - 4.2 A308.24
3790 Morning Star Dr (Ward 5)
 - 4.3 A595.24
3094 Lenworth Dr (Ward 3)
 - 4.4 A606.24
3485 Bertrand Rd (Ward 8)
 - 4.5 A614.24
592 Vanessa Cres (Ward 2)
 - 4.6 A4.25
5128 Elderview Crt (Ward 11)
 - 4.7 A18.25
1170 Fewster Dr (Ward 3)
 - 4.8 A20.25
3970 Eglinton Ave W Units 1 & 2 (Ward 8)
 - 4.9 A24.25
1028 Beachcomber Rd (Ward 1)
 - 4.10 A27.25
1035 Strathy Ave (Ward 1)
 - 4.11 A28.25
4728 Apple Blossom Cir (Ward 6)
 - 4.12 A30.25
292 Queen St S (Ward 11)

4.13 A32.25
1086 Balment Ave (Ward 1)

4.14 A465.24
322 Queen St S (Ward 11)

5. OTHER BUSINESS

6. ADJOURNMENT



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: B60.24 A21.25 A22.25
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 1032 Barberrry Lane, zoned R1-32 - Residential , has applied for consent under Section 53 and minor variance(s) under Section 45 of the Planning Act. B60.24

The applicant requests the Consent of the Committee to sever a parcel of land for the creation of a new lot. The parcel of land has a frontage of approximately 22.31 m (approx. 73.2ft) and an area of approximately 874.95sq. m (approx. 2870.57sq ft).

A21.25

The applicant requests the Committee to approve a minor variance for the severed lands of B60.24 proposing:

1. A lot area of 874.95sq m (approx. 9,417.88sq ft) whereas By-law 0225-2007, as amended, requires a minimum lot area of 1050.00sq m (approx. 11,302.11sq ft) in this instance; and
2. A lot frontage of 22.27m (approx. 73.06ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of eaves of 22.50m (approx. 73.82ft) in this instance.

A22.25

The applicant requests the Committee to approve a minor variance for the retained lands of B60.24 proposing:

1. A lot area of 875.30sq m (approx. 9,421.65sq ft) whereas By-law 0225-2007, as amended, requires a minimum lot area of 1050.00sq m (approx. 11,302.11sq ft) in this instance; and
2. A lot frontage of 22.27m (approx. 73.06ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of eaves of 22.50m (approx. 73.82ft) in this instance.

The Committee has set **Thursday, March 6, 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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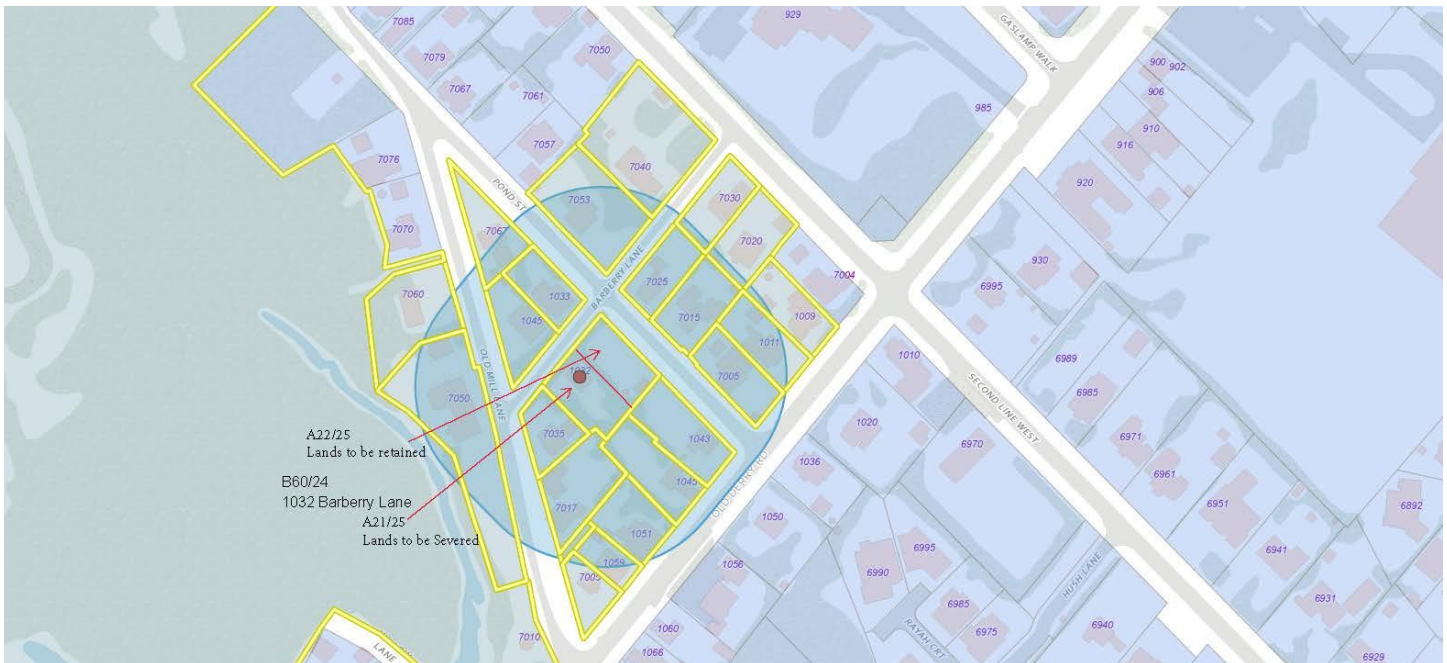
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Details of the application and meeting information:

The property owner of 3790 Morning Star Dr, zoned RM1 - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow an addition proposing a lot coverage of 42.59% (147.89 sq m) whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% (121.54 sq m) in this instance.

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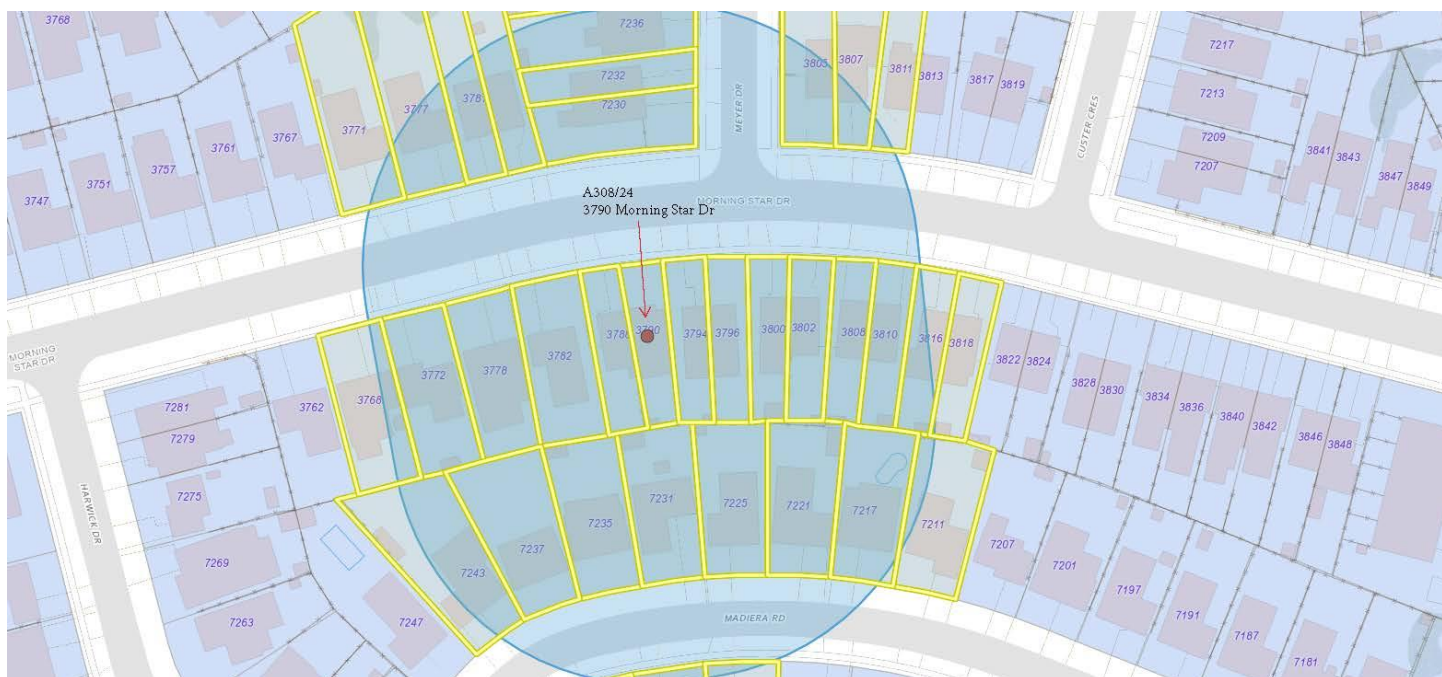
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Details of the application and meeting information:

The property owner of 3094 Lenworth Dr, zoned E2-132 - Employment, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow the construction of an addition proposing:

1. A landscape buffer from a lot line that is a street line of 0m whereas By-law 0225-2007, as amended, requires a minimum landscape buffer from a lot line that is a street line of 4.5m (approx. 14.76ft) in this instance;
2. An interior side yard of 2.13m (approx. 6.99ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 4.5m (approx. 14.76ft) in this instance;
3. A rear yard of 2.28m (approx. 7.48ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard of 7.50m (approx. 24.61ft) in this instance;
4. 8 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 18 parking spaces in this instance;
5. A one way aisle width of 2.6m (approx. 8.5ft) whereas By-law 0225-2007, as amended, requires a minimum one way aisle width of 5.5m (approx. 18.0ft) in this instance; and
6. 0 indoor bicycle spots whereas By-law 0225-2007, as amended, requires a minimum of 2 indoor bicycle spots in this instance.

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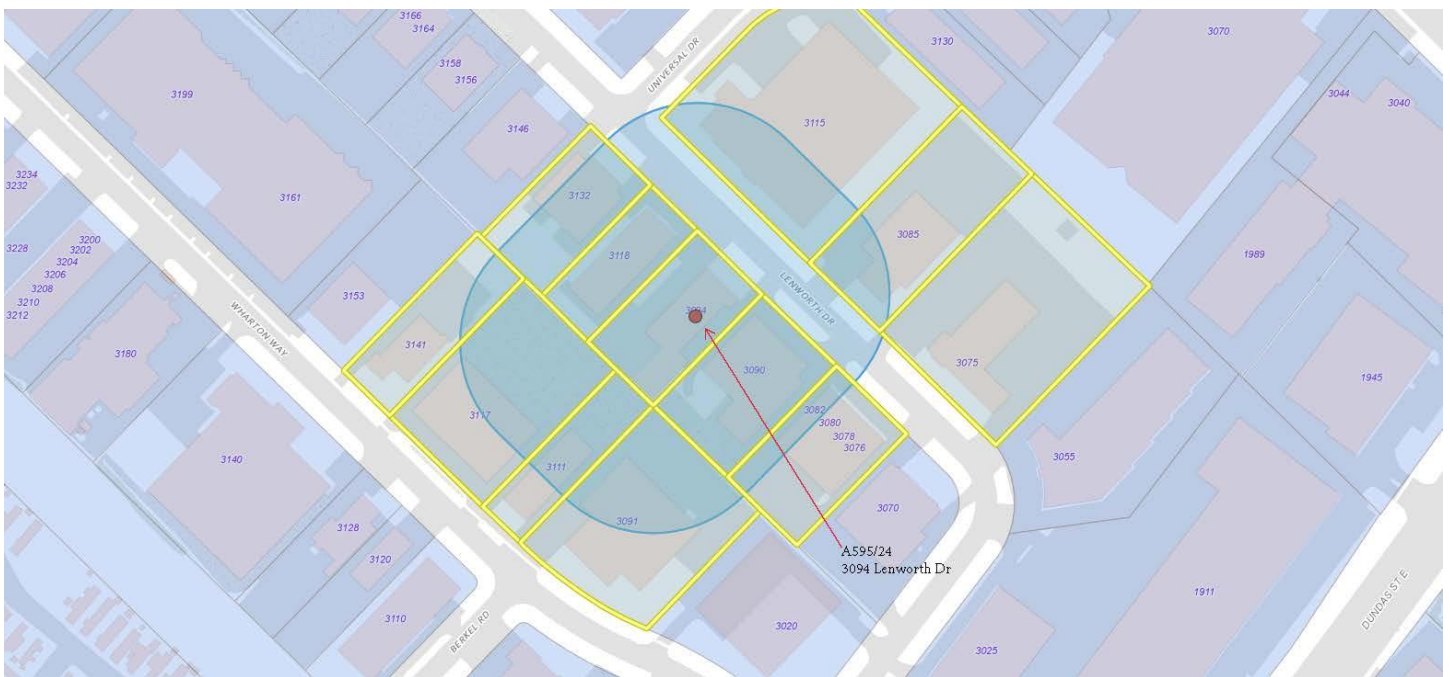
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Details of the application and meeting information:

The property owner of 3485 Bertrand Rd, zoned R5 - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow the construction of a below grade entrance proposing a side yard of 0.41m (approx. 1.35ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m (approx. 3.94ft) in this instance.

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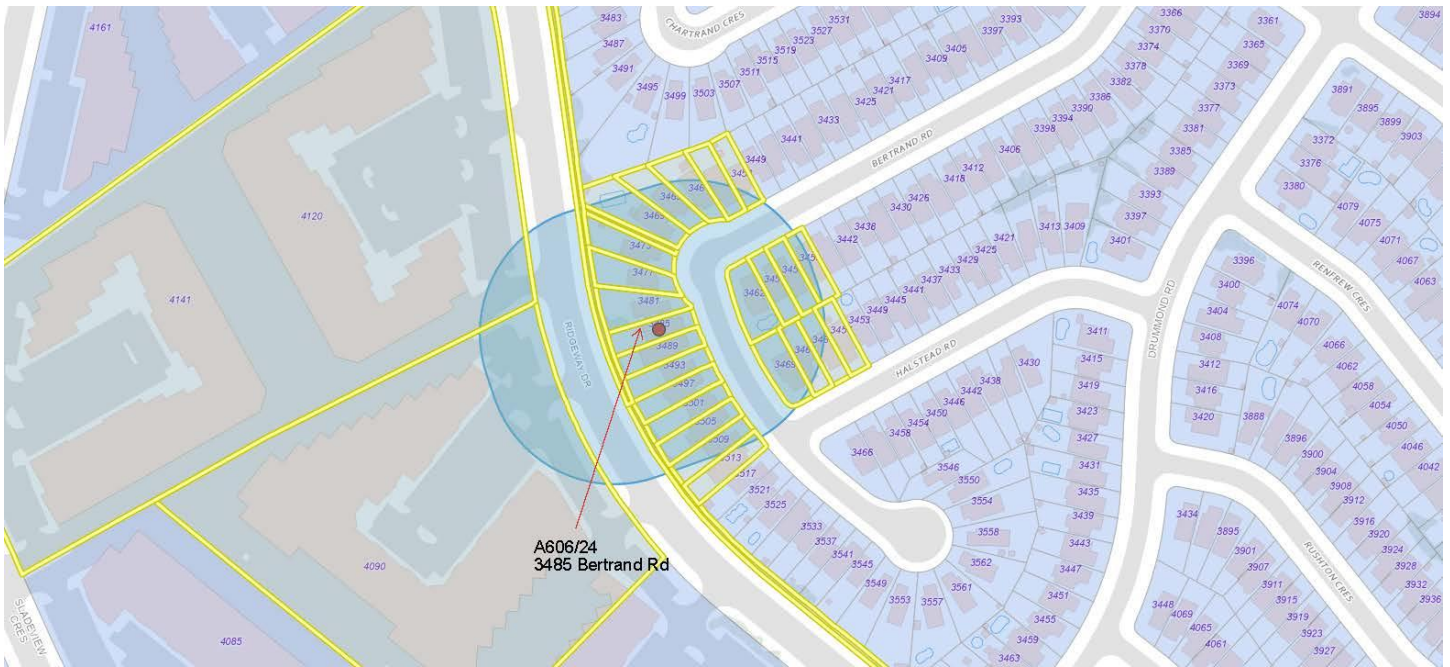
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Details of the application and meeting information:

The property owner of 592 Vanessa Cres, 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 an accessory structure proposing:

1. A floor area of 57.3sq.m (approx. 616.8sq.ft) whereas By-law 0225-2007, as amended, permits a maximum floor area of 20.0sq.m (approx. 215.3sq.ft) in this instance; and
2. A lot coverage for accessory structures of 6% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage for accessory structures of 5% of the lot area in this instance.

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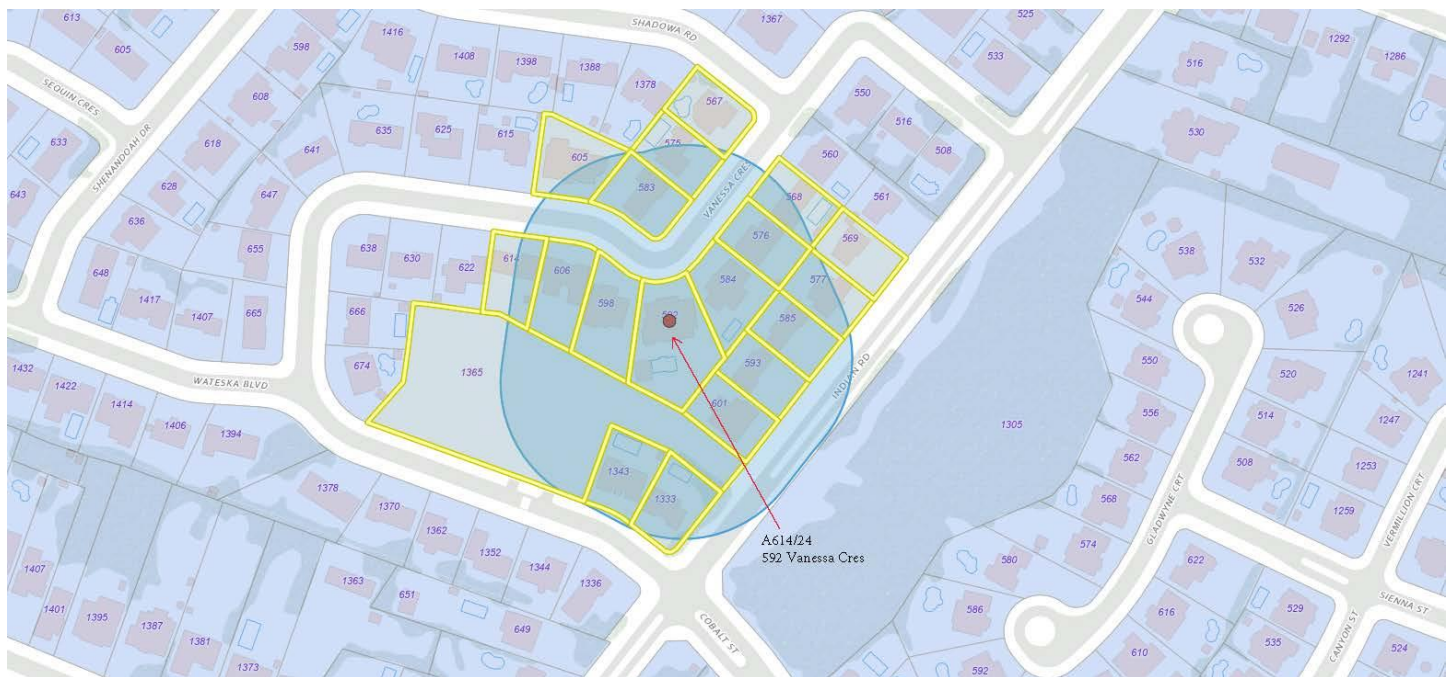
Additional Information:

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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 5128 Elderview Ct, zoned R2-8 -Residential , has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow an additional residential unit (ARU) proposing a maximum floor area – detached ARU of 124sq m (approx. 1334.73sq ft) whereas By-law 0225-2007, as amended, permits a maximum floor area – detached ARU of 100.00sq m (approx. 1076.39 sq ft) in this instance.

The Committee has set **Thursday, March 6, 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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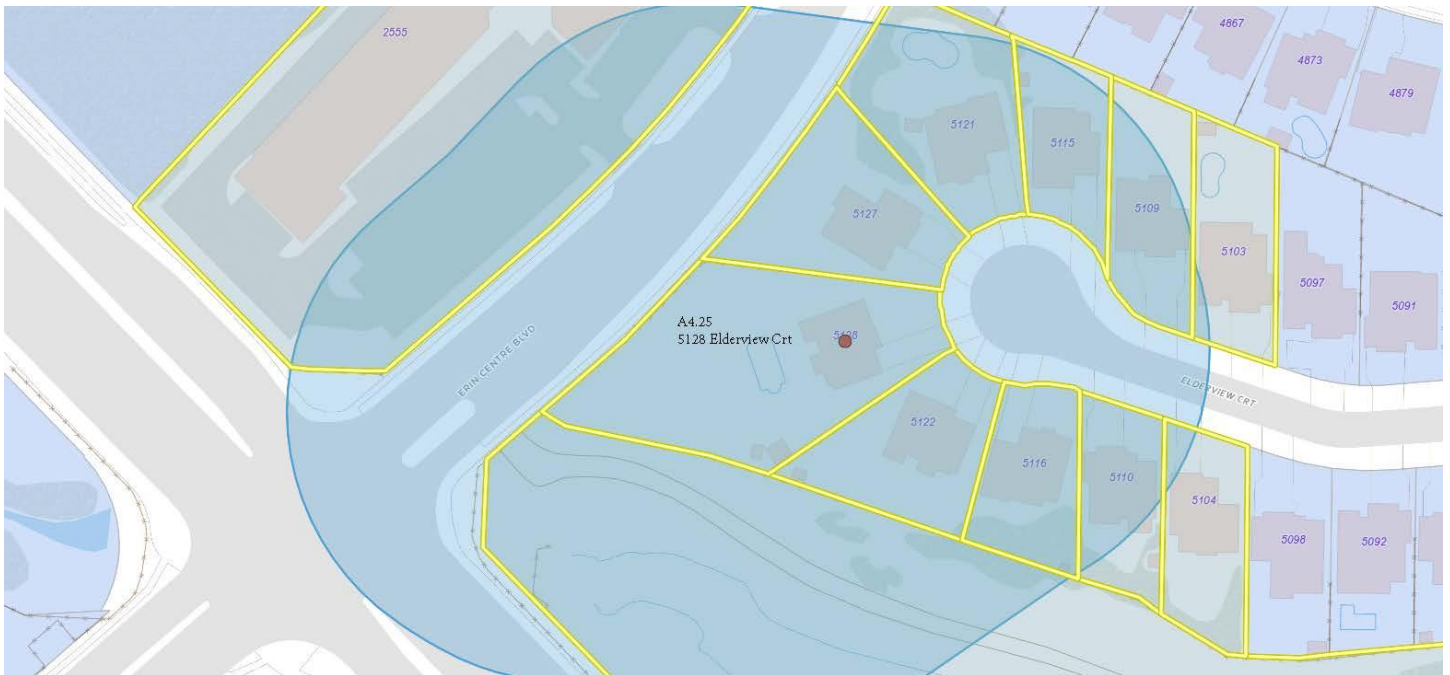
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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A18.25
Ward: 3

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 1170 Fewster 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 allow a change of use proposing the operation of a Motor Vehicle Body Repair Facility for Commercial Motor Vehicles whereas By-law 0225-2007, as amended, does not permit such a use in an E2 Zone in this instance.

The Committee has set **Thursday, March 6, 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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Details of the application and meeting information:

The property owner of 3970 Eglinton Ave W, Units 1&2, zoned C3-Commercial, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance proposing 883 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 955 parking spaces in this instance.

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Details of the application and meeting information:

The property owner of 1028 Beachcomber Rd, zoned RM6-16 - 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 rear balcony and deck proposing:

1. A rear yard setback for the balcony of 5.22m (approx. 17.13ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback of 7.5m (approx. 24.60ft) in this instance; and
2. A rear yard setback for the deck of 5.37m (approx. 17.62ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback of 7.5m (approx. 24.60ft) in this instance.

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Details of the application and meeting information:

The property owner of 1035 Strathy Ave, zoned R3-75 - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow the parking of a commercial vehicle on the subject property proposing:

1. A commercial vehicle height in a Residential zone of 2.50m (approx. 8.20ft) whereas By-law 0225-2007, as amended, permits a maximum commercial vehicle height in a Residential zone of 2.00m (approx. 6.56ft) in this instance; and
2. A commercial vehicle weight in a Residential zone of 2835kg whereas By-law 0225-2007, as amended, permits a maximum commercial vehicle weight in a Residential zone of 2600kg in this instance.

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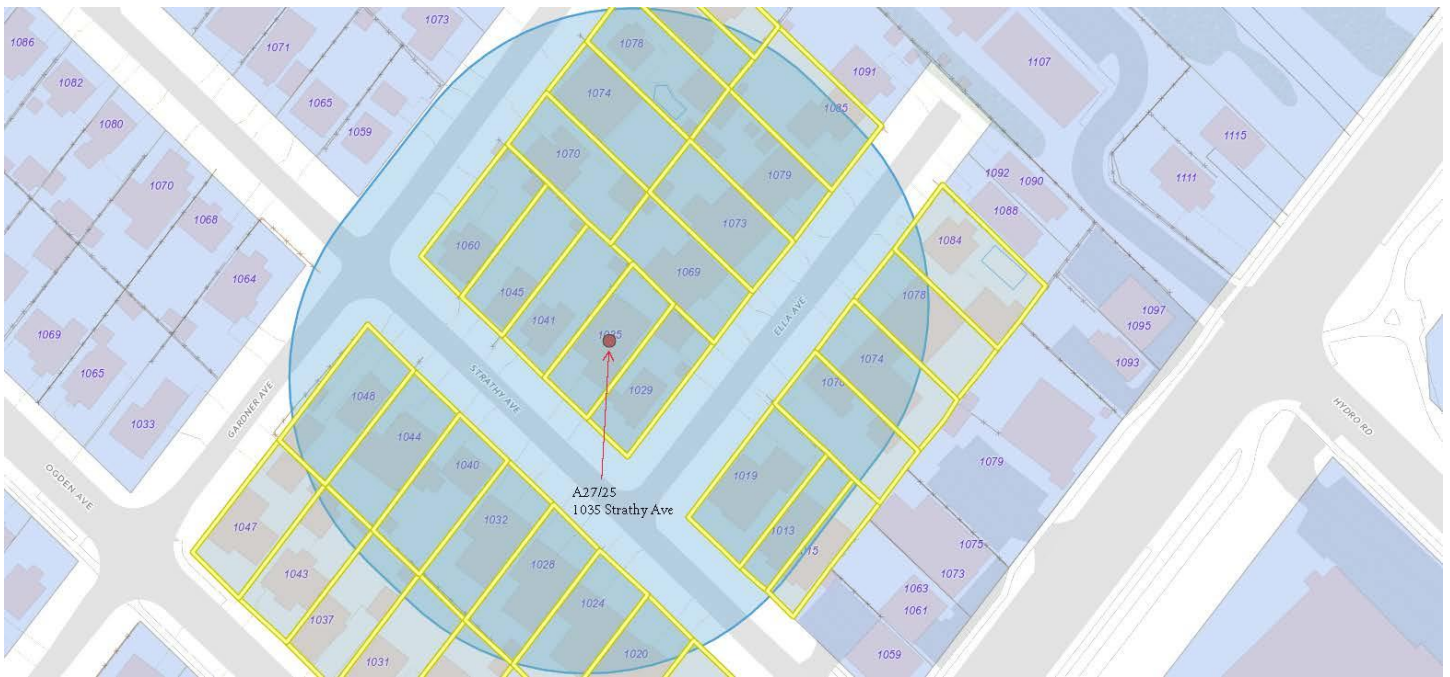
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Details of the application and meeting information:

The property owner of 4728 Apple Blossom Cir, zoned R7-12-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 expansion of the dwelling proposing a rear yard setback of 6.07m (approx. 19.91ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback of 7.50m (approx. 24.61ft) in this instance.

The Committee has set **Thursday, March 6, 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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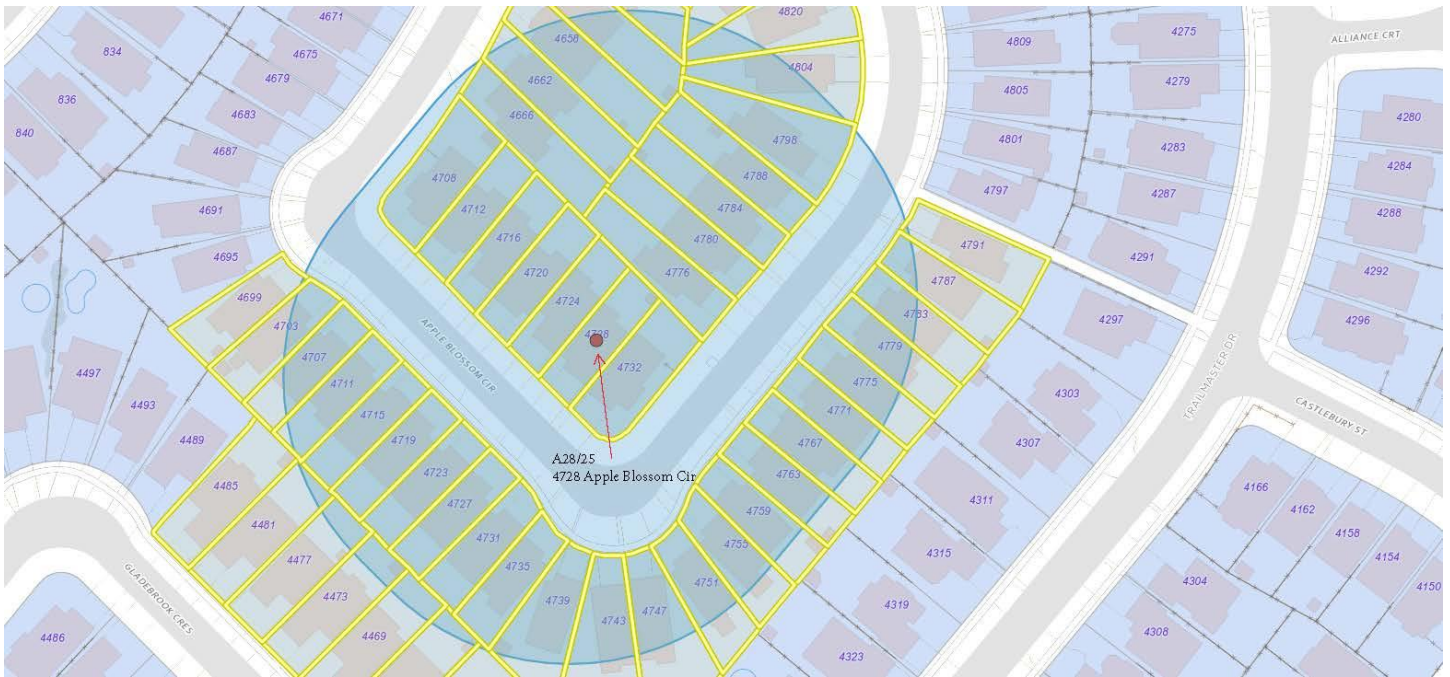
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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A30.25
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 292 Queen St S, zoned R3-Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow a change of land use proposing:

1. An Office use whereas By-law 0225-2007, as amended, does not permit an Office use in this instance;
2. A driveway width of 18.28m (approx. 59.97ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m (approx. 27.89ft) in this instance; and
3. 0 accessible parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 1 accessible parking space in this instance.

The Committee has set **Thursday, March 6, 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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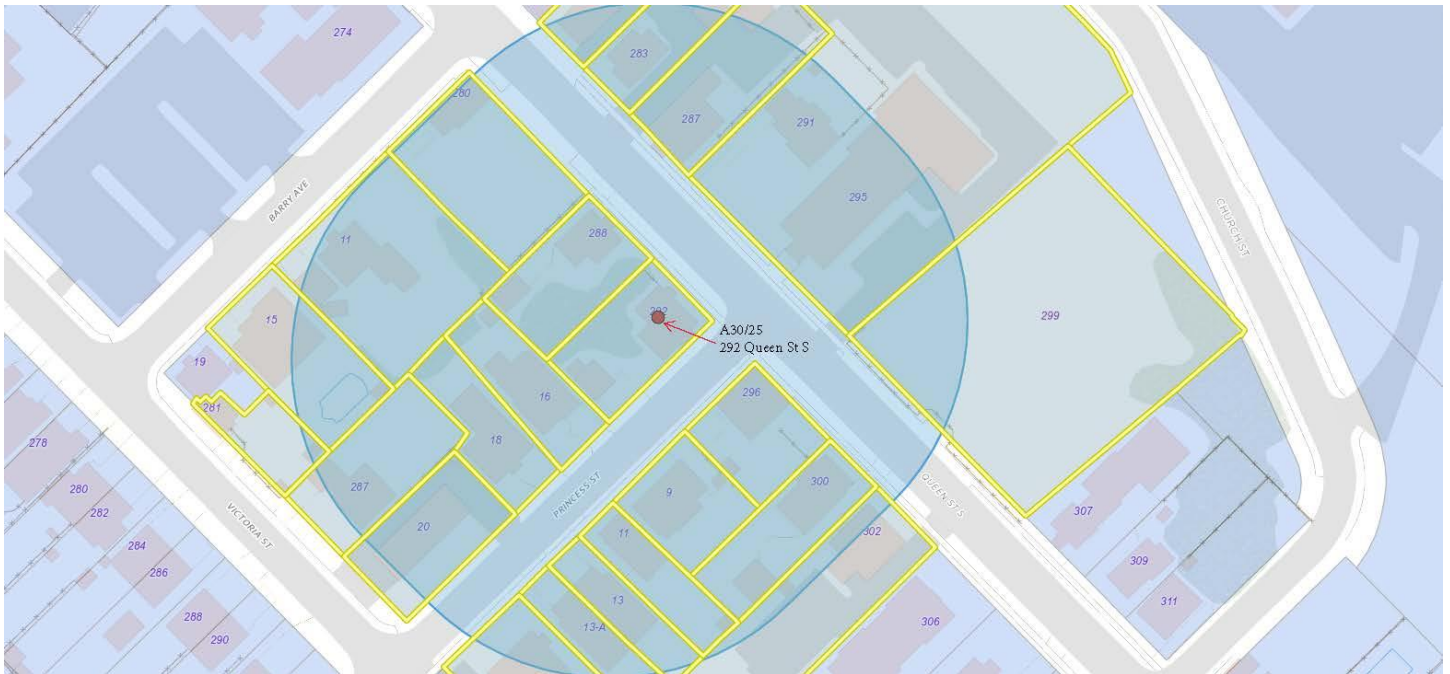
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Additional Information:

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Why you received this letter:

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Details of the application and meeting information:

The property owner of 1086 Balment Ave, zoned R3-75-Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow the construction of a new dwelling proposing a lot coverage of 42.66% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35% in this instance.

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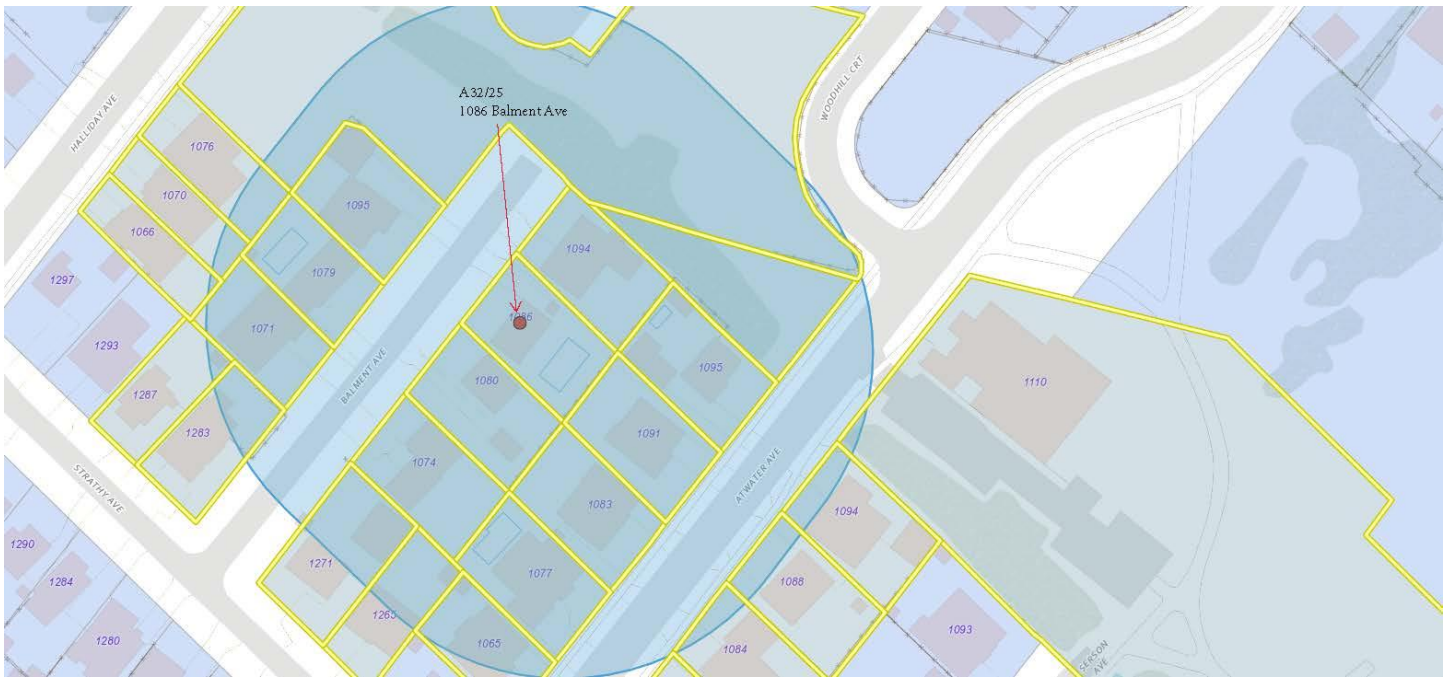
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Details of the application and meeting information:

The property owner of 322 Queen St S, zoned R3 - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow a reduction of parking spaces proposing 6 parking spaces whereas By-law 0225-2007, as amended, requires 17 parking spaces in this instance.

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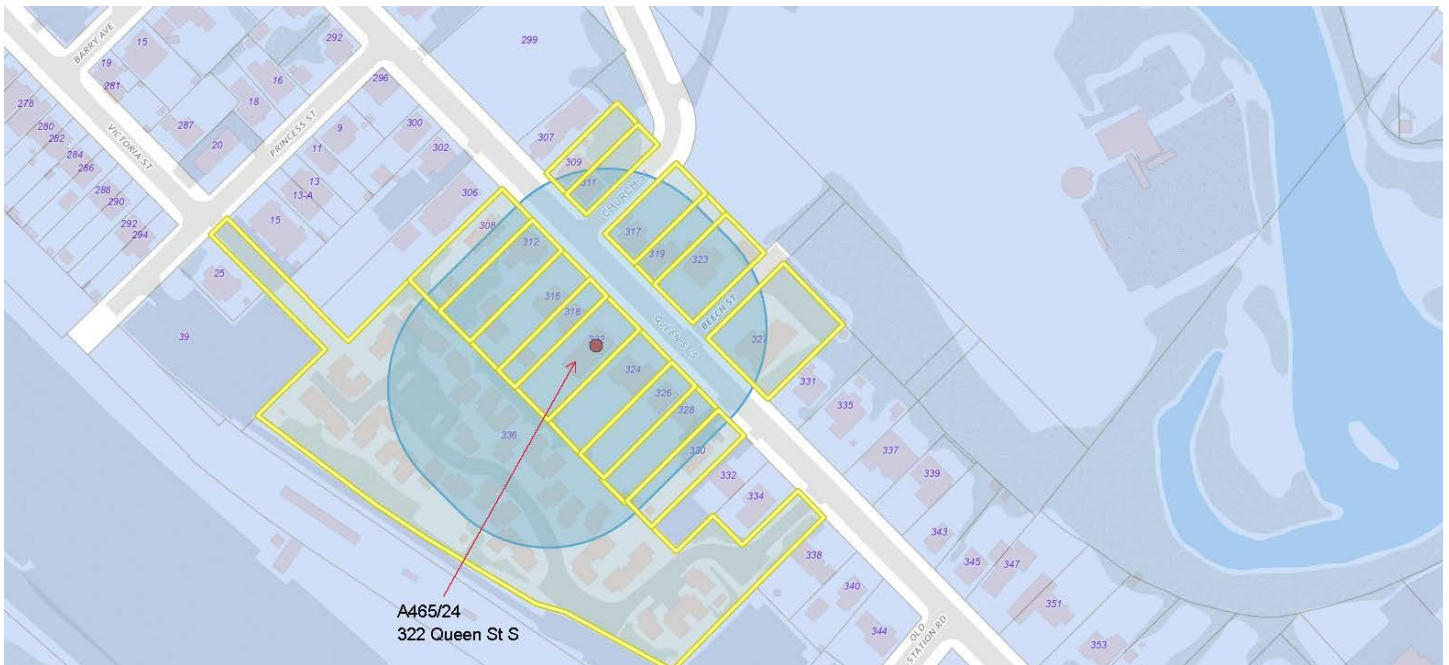
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