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## Committee of Adjustment

**Date:** March 20, 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](mailto:evan.pu@mississauga.ca)

Natalia Joffre, Committee of Adjustment Coordinator, Legislative Services  
905-615-3200 ext.5507 or 8696  
[natalia.joffreanez@mississauga.ca](mailto: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](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 B88.24  
3456 Mavis Rd (Ward 6)
    - 4.2 B2.25  
1023 Caven St (Ward 1)
    - 4.3 A26.25  
3025 Clayhill Rd (Ward 7)
    - 4.4 A33.25  
1531 Princelea PI (Ward 6)
    - 4.5 A34.25  
693 Mississauga Valley Blvd (Ward 4)
    - 4.6 A35.25  
6249 Prairie Cir (Ward 10)
    - 4.7 A37.25  
1800 Balsam Ave (Ward 2)
    - 4.8 A38.25  
311 Fiona Terr (Ward 4)
    - 4.9 A39.25  
5815 Rainspring Dr (Ward 10)
    - 4.10 A41.25  
1495 Mississauga Rd (Ward 2)
    - 4.11 A43.25  
4327 Bridelpath Tr (Ward 8)
    - 4.12 A48.25  
2643 Inlake Crt (Ward 9)

- 4.13 A50.25  
1700 Sismet Rd Unit 1 (Ward 5)
- 4.14 A51.25  
1150 Lorne Park Rd (Ward 2)
- 4.15 A29.24  
1046 Windbrook Grv (Ward 6)
- 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 3456 Mavis Rd, zoned E2-19 - Employment, has applied for Consent under Section 53 of the Planning Act. The applicant requests the consent of the Committee to sever a parcel of land to create a new lot. The parcel of land has a frontage of approximately 6.17m (20.24ft) and an area of approximately 2447.4sq.m (26,343.6sq.ft).

The Committee has set **Monday, January 20, 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.

#### **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 of Adjustment in respect of the proposed consent, you must make a written request to the Committee of Adjustment via 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. 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. If a person or public body has the ability to appeal the decision of the Committee of Adjustment in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to the Committee of Adjustment before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal. 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.



# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: B2.25  
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 1023 Caven St, zoned RM7-6-Residential, has applied for Consent under Section 53 of the Planning Act. The applicant requests the consent of the Committee to sever a parcel of land to create a new lot. The parcel of land has a frontage of approximately 7.62m (approx. 25.00ft) and an area of approximately 288.92sq m (approx. 3,109.91sq ft).

The Committee has set **Thursday, March 20, 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.

### 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:

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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 3025 Clayhill Rd, zoned C2-Commercial, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow a dual lane drive-thru to the existing restaurant proposing a depth of landscaped buffer of 3.14m (approx. 10.30ft) whereas By-law 0225-2007, as amended, requires a minimum depth of landscaped buffer of 4.50m (approx. 14.76ft) in this instance.

The Committee has set **Thursday, March 20, 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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“Book an appointment” button on the Committee’s webpage:

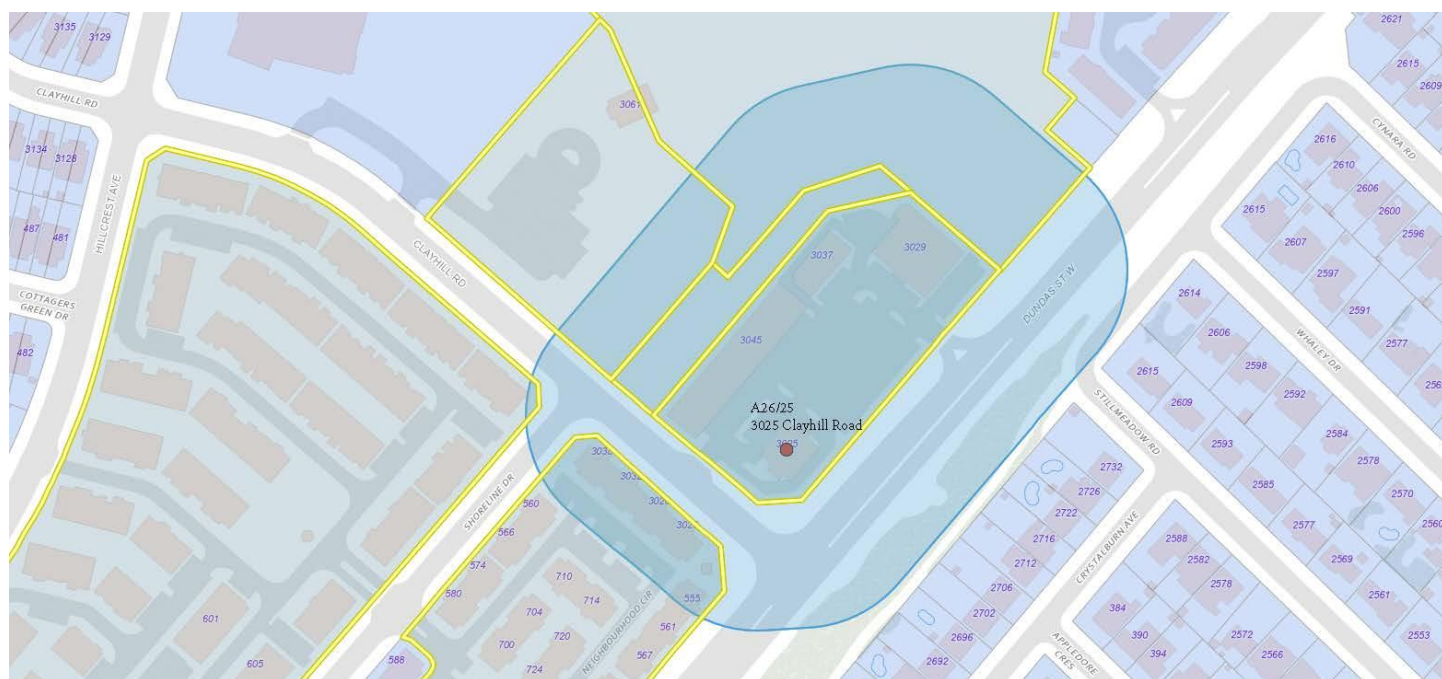
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# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A33.25  
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 1531 Princelea Pl, zoned R4-19 - 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 within the garage proposing an unobstructed area for parking of 5.25m x 4.94m x 2.2m (approx. 17.22ft x 16.21ft x 7.22ft) whereas By-law 0225-2007, as amended, requires a minimum unobstructed area for parking of 2.75m x 5.20m x 2.00m (approx. 9.00ft x 5.20ft x 2.00ft) in this instance.

The Committee has set **Thursday, March 20, 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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### **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 693 Mississauga Valley Blvd, 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 addition of a shed, canopy, covered porch, and alterations of soft landscaping proposing:

1. A maximum shed area of 45.04sq m (approx. 147.77ft) whereas By-law 0225-2007, as amended, permits a maximum shed area of 10sq m (approx. 32.81ft) in this instance;
2. A maximum shed height of 3.65m (approx. 11.98ft) whereas By-law 0225-2007, as amended, permits a maximum shed height of 3.00m (approx. 9.84ft) in this instance;
3. A rear yard setback to shed of 0.20m (approx. 0.66ft) 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 to shed of 0.23m (approx. 0.75ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 0.61m (approx. 2.00ft) in this instance;
5. A maximum canopy area of 42.77sq m (approx. 140.32ft) whereas By-law 0225-2007, as amended, permits a maximum canopy area of 10.00sq m (approx. 32.81ft) in this instance;
6. A front yard setback to covered porch of 5.65m (approx. 18.54ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 5.90m (approx. 19.36ft) in this instance;
7. A maximum area of all accessory structures of 93.64sq m (approx. 307.22ft) whereas By-law 0225-2007, as amended, permits a maximum area of all accessory structures of 30.00sq m (approx. 98.43ft) in this instance;
8. A rear yard setback to hardscape of 0.00m (approx. 0.00ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback of 0.61m (approx. 2.00ft) in this instance;
9. A side yard setback to hardscape of 0.00m (approx. 0.00ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 0.61m (approx. 2.00ft) in this instance; and
10. A lot coverage of 38.67% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35% in this instance.

The Committee has set **Thursday, March 20, 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 and Virtual Public Hearing**

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

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

The property owner of 6249 Prairie Cir, 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 an addition to the existing dwelling proposing:

1. A lot coverage of 42.30% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 40.00% in this instance;
2. A rear yard setback of 5.68m (approx. 18.64ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback of 7.50m (approx. 24.61ft) in this instance;
3. An accessory structure setback to the rear yard of 0.30m (approx. 18.64ft) By-law 0225-2007, as amended, requires a minimum accessory structure setback to the rear yard of 0.61m (approx. 2.00ft) in this instance;
4. An accessory structure setback to the side yard of 0.30m (approx. 18.64ft) By-law 0225-2007, as amended, requires a minimum accessory structure setback to the side yard of 0.61m (approx. 2.00ft) in this instance; and
5. A side yard setback for hard surfaced landscape material of 0.20m (approx. 0.66ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback for hard surfaced landscape material of 0.61m (approx. 2.00ft) in this instance.

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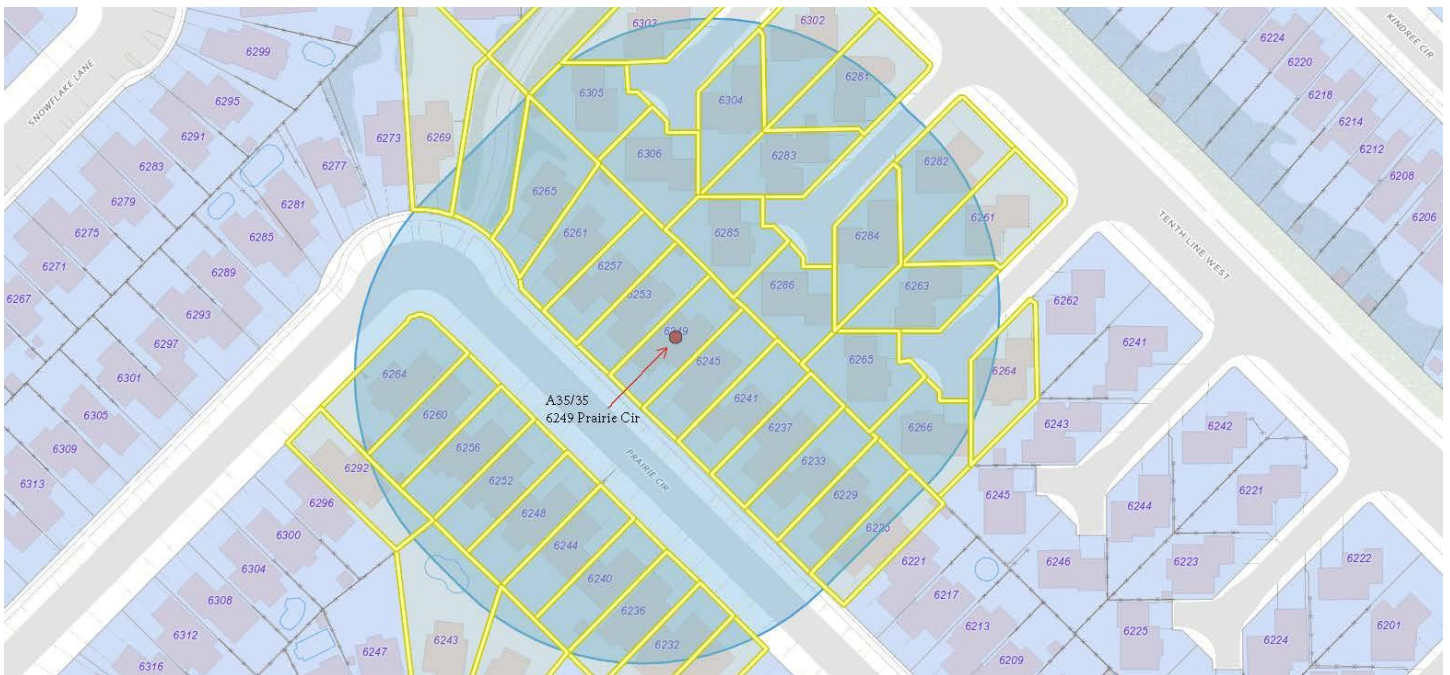
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#### **Details of the application and meeting information:**

The property owner of 1800 Balsam Ave, zoned R3-2-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 existing conditions proposing:

1. A driveway setback of 0m whereas By-law 0225-2007, as amended, requires a minimum driveway setback of 0.60m (approx. 1.97ft) in this instance;
2. A walkway attachment to the west of 2.30m (approx. 7.55ft) whereas By-law 0225-2007, as amended, permits a maximum walkway attachment to the west of 1.50m (approx. 4.92ft) in this instance;
3. A walkway attachment to the east of 1.81m (approx. 5.94ft) whereas By-law 0225-2007, as amended, permits a maximum walkway attachment to the west of 1.50m (approx. 4.92ft) in this instance; and
4. A driveway width of 9.10m (approx. 29.86ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m (approx. 27.89ft) in this instance.

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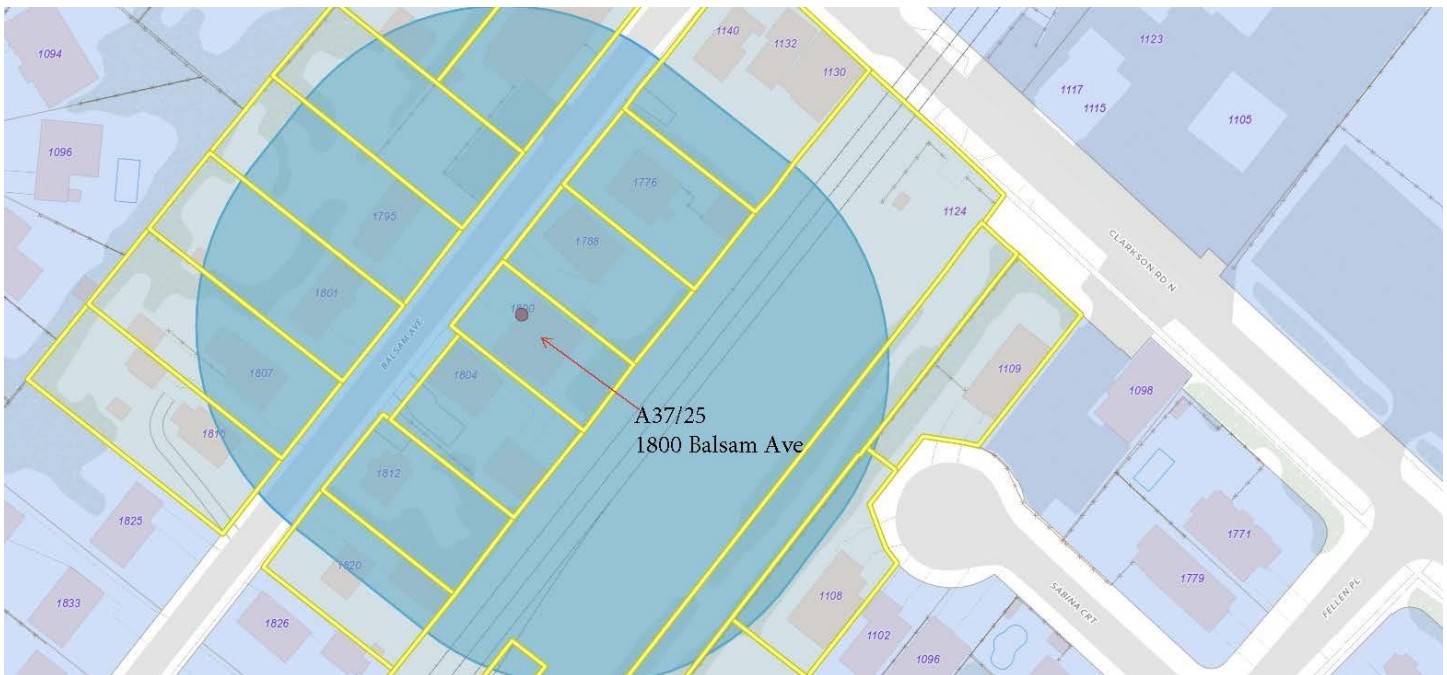
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The property owner of 311 Fiona Terr, zoned R3 - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow the construction of a new house proposing:

1. A southerly side yard measured to the second floor of 0.78m (approx. 2.56ft) whereas By-law 0225-2007, as amended, requires a minimum side yard measured to the second floor of 1.81m (approx. 5.94ft) in this instance;
2. A northerly side yard measured to the second floor of 1.52m (approx. 4.99ft) whereas By-law 0225-2007, as amended, requires a minimum side yard measured to the second floor of 1.81m (approx. 5.94ft) in this instance;
3. A northerly side yard measured to the eaves of 0.68m (approx. 2.23ft) whereas By-law 0225-2007, as amended, requires a minimum side yard measured to the eaves of 1.36m (approx. 4.46ft) in this instance;
4. A height of 11.35m (approx. 37.24ft) whereas By-law 0225-2007, as amended, permits a maximum height of 10.7m (approx. 35.10ft) in this instance;
5. A lot coverage of 44.3% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35% of the lot area in this instance;
6. A walkway width of 1.78m (approx. 5.84ft) whereas By-law 0225-2007, as amended, permits a maximum walkway width of 1.50m (approx. 4.92ft) in this instance; and
7. A side yard measured to hardscaping in the rear yard of 0m whereas By-law 0225-2007, as amended, requires a minimum side yard measured to hardscaping in the rear yard of 0.61m (approx. 2.23ft) in this instance.

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The property owner of 5815 Rainspring Dr, zoned R7-1 - 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 below grade entrance stairwell in the interior side yard proposing an interior side yard setback of 0.18m (approx. 0.59ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 0.30m (approx. 0.98ft) in this instance.

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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 1495 Mississauga Rd, zoned R1-2-Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow the construction of a new dwelling proposing:

1. A lot coverage of 26.29% (423.56sq m) whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25.00% (402.73sq m) in this instance;
2. A height to the underside of soffit of 6.97m (approx. 22.87ft) whereas By-law 0225-2007, as amended, permits a maximum height to the underside of soffit of 6.40m (approx. 30.00ft) in this instance;
3. A combined width of side yards of 5.74m (approx. 18.83ft) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 8.27m (approx. 27.13ft) in this instance; and
4. A gross floor area – infill residential of 589.89sq m (approx. 6,349.52ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area – infill residential of 512.19sq m (approx. 5,513.17sq ft) in this instance.

The Committee has set **Thursday, March 20, 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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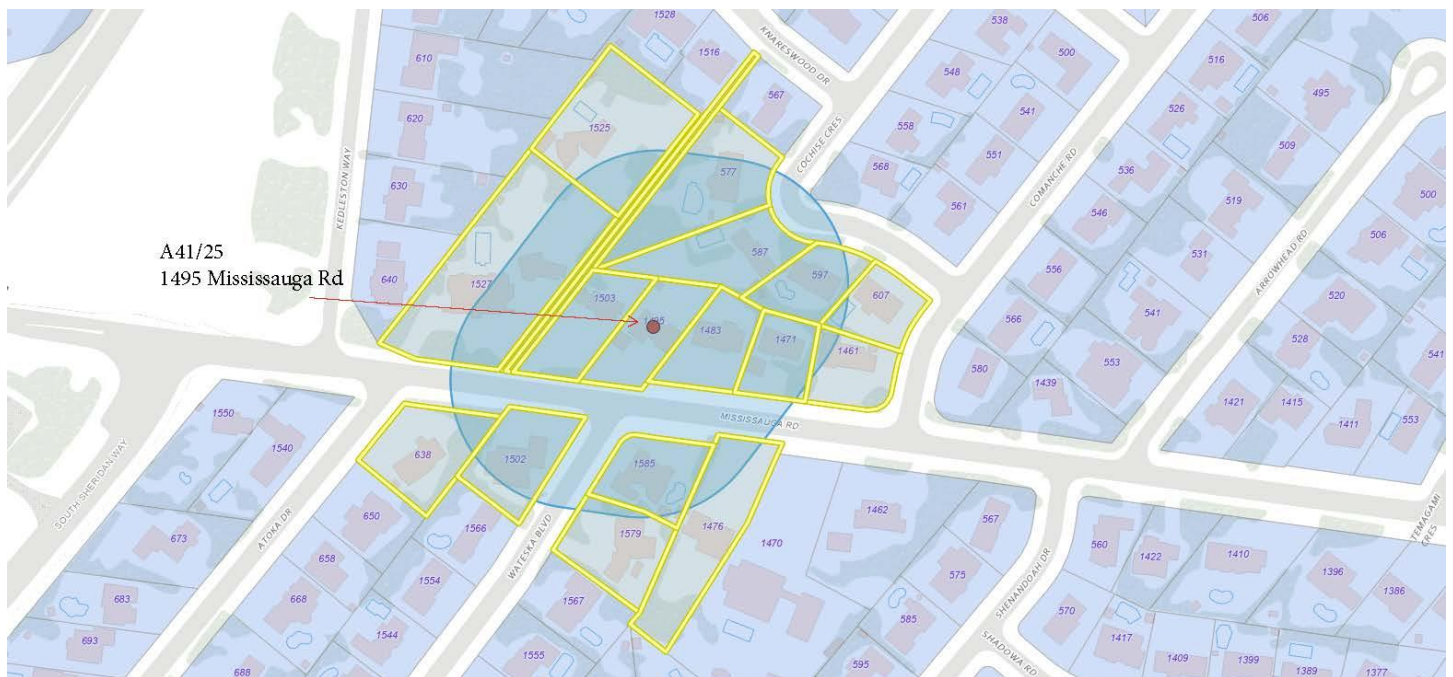
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### **In Person and Virtual Public Hearing**

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

The property owner of 4327 Bridlepath Tr, zoned R2-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 Units (ARU) and existing conditions of dwelling proposing:

1. A detached Additional Residential Units (ARU) whereas By-law 0225-2007, as amended, permits a maximum of one detached Additional Residential Units (ARU) in this instance;
2. A rear yard setback (corner lot) of 1.20m (approx. 3.94ft) whereas By-law 0225-2007, as amended, permits a maximum rear yard setback (corner lot) of 1.80m (approx. 5.91ft) in this instance;
3. A window well encroachment of ARU into the side yard of 1.24m (approx. 4.07ft) whereas By-law 0225-2007, as amended, permits a maximum window well encroachment of ARU into the side yard of 0.64m (approx. 2.10ft) in this instance;
4. A height of ridge sloped rood for the ARU of 7.14 m (approx. 23.43ft) whereas By-law 0225-2007, as amended, permits a maximum height of ridge sloped rood for the ARU of 6.80 m (approx. 22.31ft) in this instance;
5. A dwelling height of 8.64m (approx. 28.35ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling height of 7.50m (approx. 24.61ft) in this instance;
6. A driveway width for the attached garage of 8.12m (approx. 26.64ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width for the attached garage of 6.00m (approx. 19.69ft) in this instance;
7. A lot coverage of 32.44% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% in this instance;
8. A walkway width attached to the driveway of 1.95m (approx. 6.40ft) whereas By-law 0225-2007, as amended, permits a maximum walkway width attached to the driveway of 1.50m (approx. 4.92ft) in this instance;
9. A front porch encroachment for the dwelling of 4.56m (approx. 14.96ft) whereas By-law 0225-2007, as amended, permits a maximum front porch encroachment for the dwelling of 1.60m (approx. 5.25ft) in this instance;
10. An awning encroachment into the front yard of 6.72m (approx. 22.05ft) whereas By-law 0225-2007, as amended, permits a maximum awning encroachment into the front yard of 0.60m (approx. 1.97ft) in this instance; and
11. A front yard setback of 6.20m (approx. 20.34ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 7.50m (approx. 24.61ft) in this instance.

The Committee has set **Thursday, March 20, 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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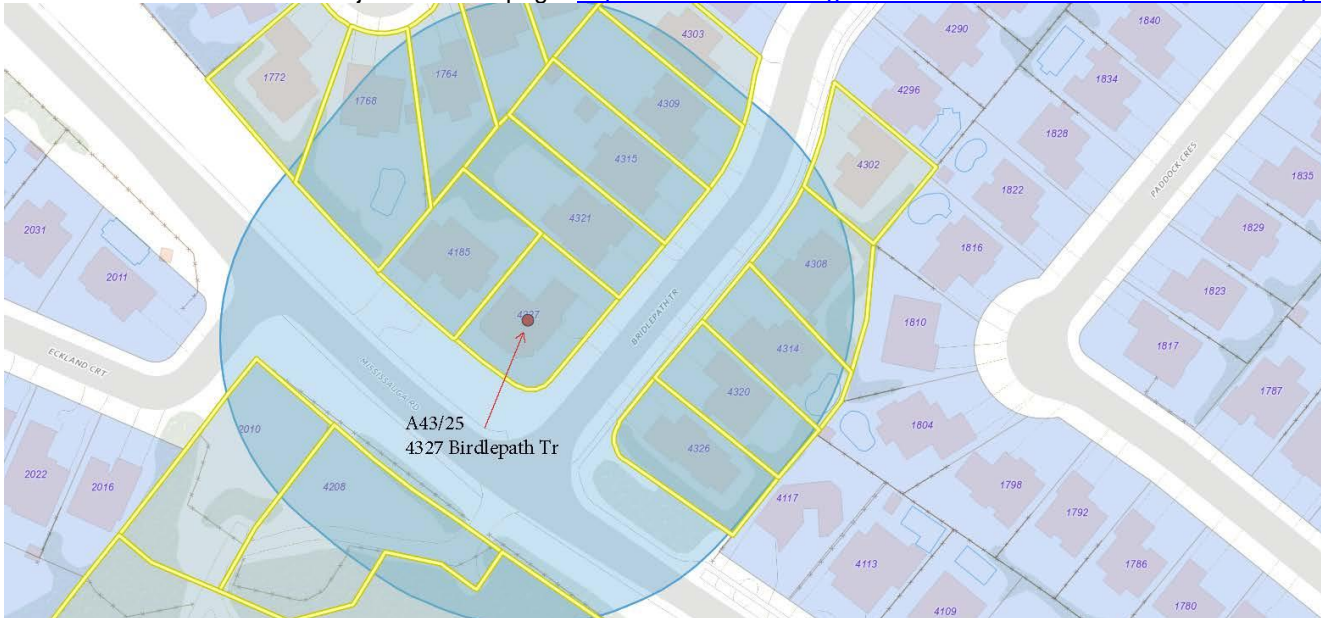
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## In Person and Virtual Public Hearing

### Why you received this letter:

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### Details of the application and meeting information:

The property owner of 2643 Inlake 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 an attached Additional Residential Unit (ARU) proposing:

1. A rear yard setback of 5.38m (approx. 17.65ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback of 7.50m (approx. 24.61ft) in this instance;
2. An overhanging roof setback to the rear yard of 4.93m (approx. 16.17ft) whereas By-law 0225-2007, as amended, requires a minimum overhanging roof setback in the rear yard of 7.05m (approx. 23.13ft) in this instance;
3. A wooden porch setback to the rear yard of 4.47m (approx. 14.67ft) whereas By-law 0225-2007, as amended, requires a minimum wooden porch setback to the rear yard of 7.50m (approx. 23.13ft) in this instance; and
4. A lot coverage of 37.34% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% in this instance.

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### Details of the application and meeting information:

The property owner of 1700 Sismet Rd, Unit 1, zoned E3-Employment, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance proposing 3 accessible parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 6 accessible parking spaces in this instance.

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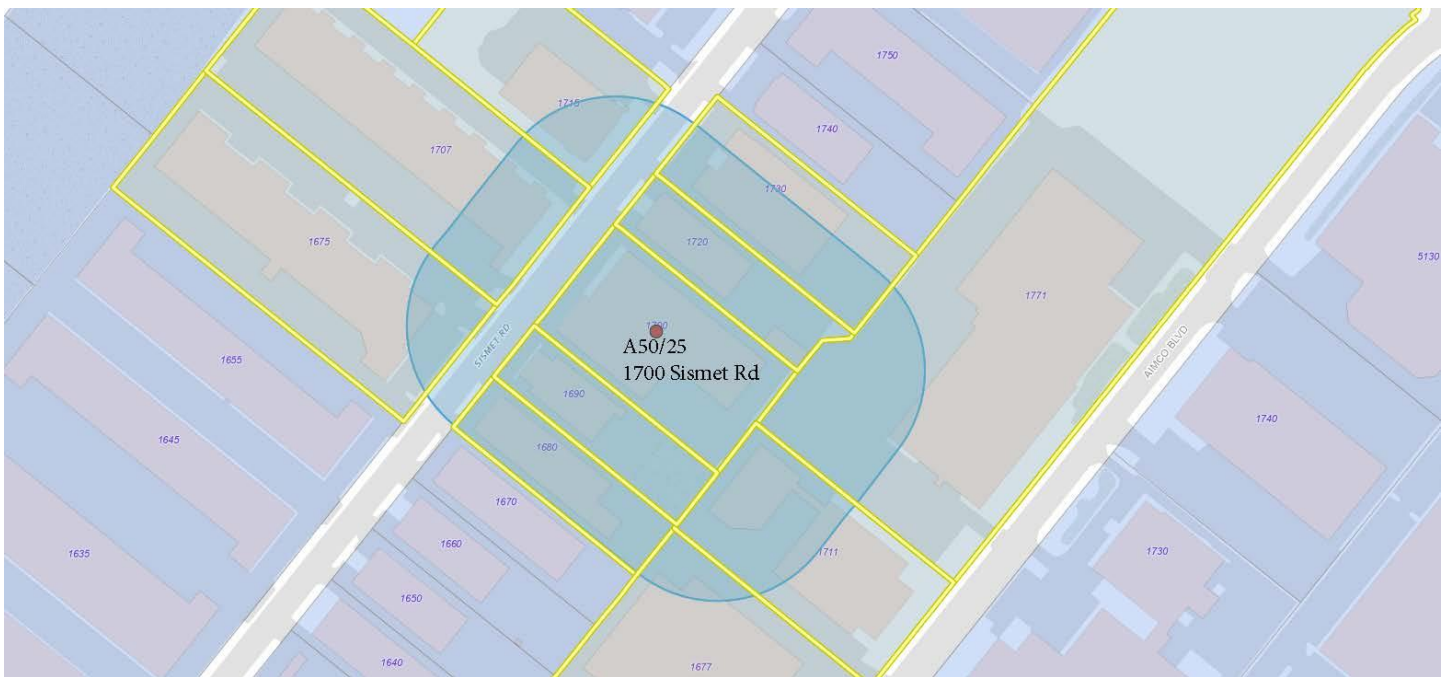
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#### **Details of the application and meeting information:**

The property owner of 1150 Lorne Park Rd, zoned C4-Commercial, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance proposing an outdoor accessory garden center for the sale of seasonal products in C4 Zoning Area whereas By-law 0225-2007, as amended, does not allow an outdoor accessory garden center for the sale of seasonal products in C4 Zoning Area in this instance.

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

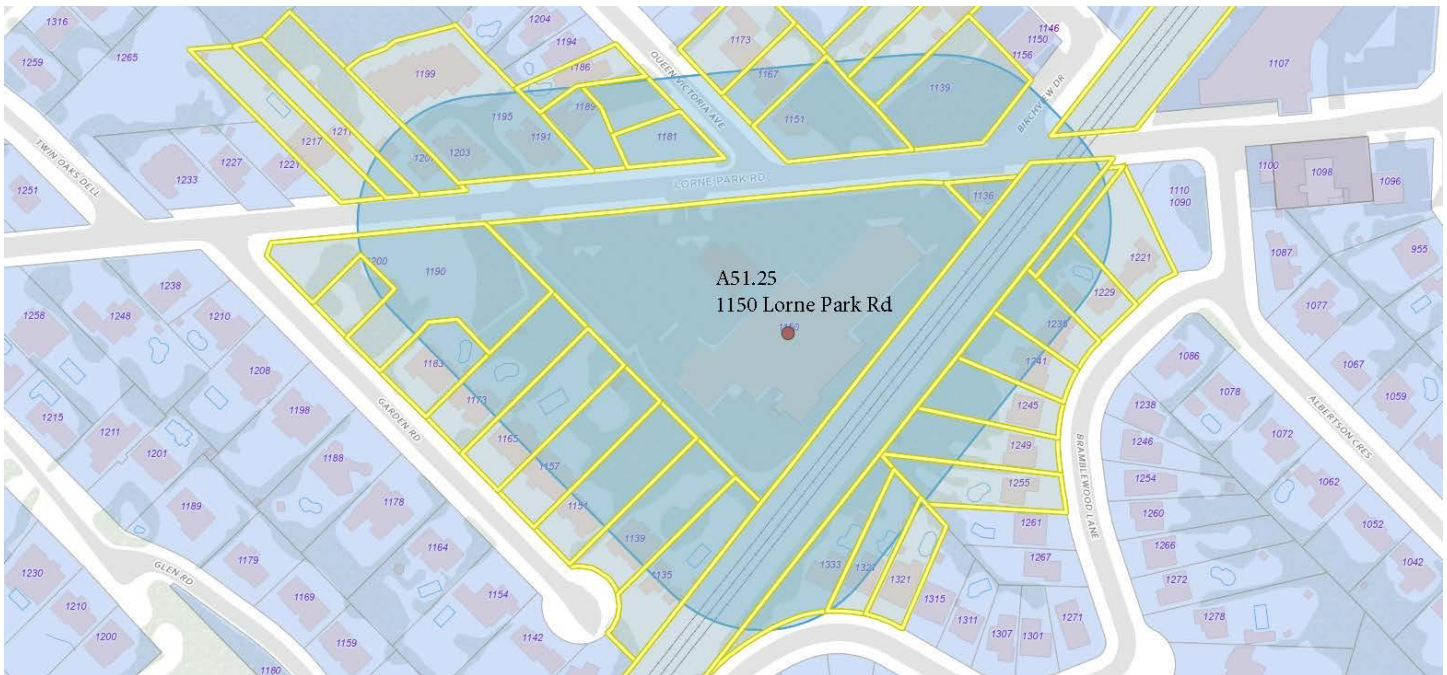
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### Committee of Adjustment Appeal Process:

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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 1046 Windbrook Grove, zoned RM5-13- Residential and G2-2- Greenland, 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 second dwelling unit proposing:

1. A side yard setback to a staircase of 0.17m (approx. 0.56ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback to a staircase of 1.20m (approx. 3.94ft) in this instance;
2. Linked Dwelling use within an RM5-13 - Residential zone; whereas By-law 0225-2007, as amended, does not permit a Linked Dwelling in an RM5-13 - Residential zone in this instance; and,
3. A Linked Dwelling be developed in accordance with the RM5-13 - Residential regulations contained in Table 4.11.1; whereas By-law 0225-2007, as amended, does not permit a Linked Dwelling in an RM5-13 - Residential zone in this instance.

The Committee has set **Thursday, March 20, 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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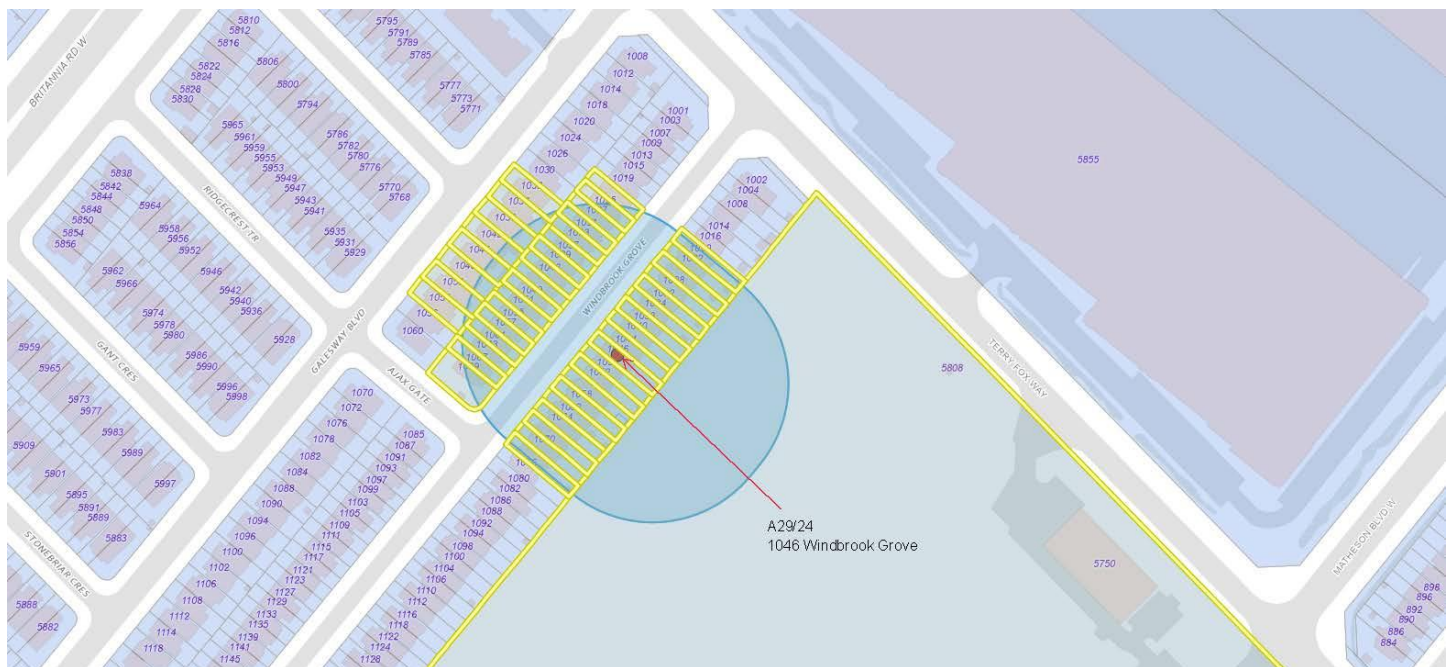
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