City of Mississauga

Agenda



Committee of Adjustment

Date: March 27, 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

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Natalia Joffre, Committee of Adjustment Coordinator, Legislative Services

905-615-3200 ext.5507 or 8696

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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: <u>committee.adjustment@mississauga.ca</u>. 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.

1.	CALL TO ORDER
2.	DECLARATION OF CONFLICT OF INTEREST
3.	DEFERRALS OR WITHDRAWLS
4.	MATTERS TO BE CONSIDERED
4.1	B3.25 A44.25 A45.25
	40 Maple Ave N (Ward 1)
4.2	A479.24
	7153 Saint Barbara Blvd (Ward 11)
4.3	A40.25
	333 Matheson Blvd W (Ward 5)
4.4	A47.25
	2444 Hurontario St Units 2B & 3 (Ward 7)
4.5	A49.25
	6536 Winston Churchill Blvd (Ward 9)
4.6	A53.25
	1175 Hurontario St (Ward 1)
4.7	A54.25
	2985 Drew Rd Unit 118 (Ward 5)
4.8	A56.25
	873 Edistel Cres (Ward 2)
4.9	A57.25
	1760 Pickmere Crt (Ward 2)
4.10	A58.25
	2461 Donnavale Dr (Ward 7)
4.11	A59.25
	1345 Gatehouse Dr (Ward 2)
4.12	A60.25
	39 De Jong Dr (Ward 11)

4.13 A61.25
3416 Burgess Cres (Ward 8)
4.14 A63.25
2120 Pear Tree Rd (Ward 7)
4.15 A150.23
85 Derry Rd E (Ward 5)
4.16 A557.24
5163 Tomken Rd #5 & 5161 Tomken Rd #6 (Ward 5)
5. OTHER BUSINESS

6. ADJOURNMENT



File: B3.25 A44.25 A45.25

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 40 Maple Ave N, zoned RM7-5-Residential, has applied for consent under Section 53 and minor variance(s) under Section 45 of the Planning Act.

B3 25

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 5.89m (approx. 19.32ft) and an area of approximately 266.59sq m (approx. 2,869.55sq ft).

A44.25

The applicant requests the Committee to approve a minor variance for the retained lands of B3.25 proposing:

- 1. A lot frontage of 5.89m (approx. 19.32ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 6.80m (approx. 22.31ft) in this instance;
- 2. A height to underside of eaves of 6.42m (approx. 21.06ft) whereas By-law 0225-2007, as amended, permits a maximum height to underside of eaves of 6.40m (approx. 30.00ft) in this instance; and
- 3. A dwelling unit depth of 21.95m (approx. 72.01ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling unit depth of 20.00m (approx. 65.62ft) in this instance.

A45.25

The applicant requests the Committee to approve a minor variance for the severed lands of B3.25 proposing:

- 1. A lot frontage of 5.89m (approx. 19.32ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 6.80m (approx. 22.31ft) in this instance;
- 2. A height to underside of eaves of 6.42m (approx. 21.06ft) whereas By-law 0225-2007, as amended, permits a maximum height to underside of eaves of 6.40m (approx. 30.00ft) in this instance; and
- 3. A dwelling unit depth of 21.95m (approx. 72.01ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling unit depth of 20.00m (approx. 65.62ft) in this instance.

The Committee has set **Thursday**, **March 27**, **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, 2nd 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 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 or by mailing the Committee of Adjustment, 300 City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. Please include your name, your address, and the application file number or property address you are commenting on.

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Committee of Adjustment Appeal Process:

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Legal notice:



File: A479.24 Ward: 11

In Person and Virtual Public Hearing

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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 7153 Saint Barbara 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 legalize an accessory structure proposing an accessory structure height of 3.66m (approx. 12.01ft) whereas By-law 0225-2007, as amended, permits a maximum accessory structure height of 3.00m (approx. 9.84ft) in this instance.

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Legal notice:



File: A40.25 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 333 Matheson Blvd W, 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 an addition to an industrial building proposing an exterior side yard setback of 4.50m (approx. 14.76ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side 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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Legal notice:



File: A47.25 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 2444 Hurontario St, Units 2B & 3, zoned O1-Office, 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 area for accessory use of the total gross floor area – non-residential of 29.70% in an Office Zone whereas By-law 0225-2007, as amended, permits a maximum area for accessory use of the total gross floor area – non-residential of 20.00% in an Office Zone in this instance.

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Legal notice:



File: A49.25 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 6536 Winston Churchill Blvd, zoned C5-3-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 a Restaurant use in C5 Zoning Area whereas By-law 0225-2007, as amended, does not allow a Restaurant use in C5 Zoning Area in this instance.

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Legal notice:



File: A53.25 Ward: 1

In Person and Virtual Public Hearing

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Details of the application and meeting information:

The property owner of 1175 Hurontario St, zoned C5-3-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 a Restaurant use in C5 Zoning Area whereas By-law 0225-2007, as amended, does not allow a Restaurant use in C5 Zoning Area in this instance.

The Committee has set **Thursday, March 27, 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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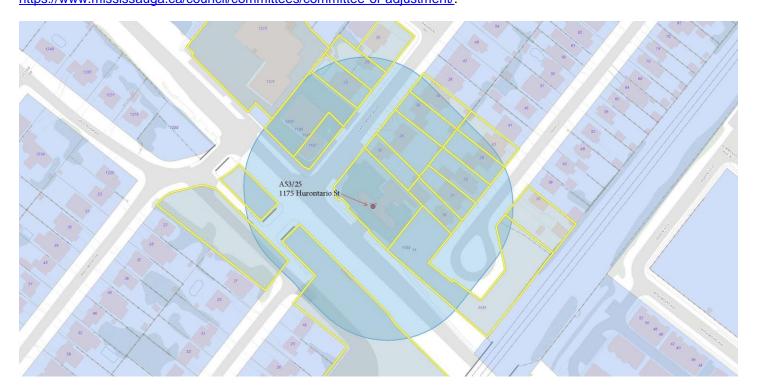
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The Province of Ontario's Bill 23, the More Homes Built Faster Act, 2022, limits who is allowed to appeal decisions made by the Committee of Adjustment. Going forward, only the applicant, the municipality, certain public bodies and the Minister can 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:



File: A54.25 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 2985 Drew Rd, Unit 118, zoned E2-38-Employment, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance proposing a Service Establishment use (spa and hair salon) in E2 Zoning Area whereas By-law 0225-2007, as amended, does not allow a Service Establishment use (spa and hair salon) in E2 Zoning Area in this instance.

The Committee has set **Thursday, March 27, 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, 2nd 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 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 <u>is required</u> 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 <u>committee.adjustment@mississauga.ca</u> by 4:30 PM on the Friday prior to the hearing. <u>If you have connection issues on the hearing date, please email virtualmeeting.help@mississauga.ca</u>.
- **By telephone:** Advance registration <u>is required</u> 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 or by mailing the Committee of Adjustment, 300 City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. Please include your name, your address, and the application file number or property address you are commenting on.

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Additional Information:

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Legal notice:



File: A56.25 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 873 Edistel 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 a new dwelling proposing:

- 1. A lot coverage of 30.72% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% in this instance:
- 2. A gross floor area infill residential of 406.32sq m (approx. 4,373.59sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area infill residential of 376.22sq m (approx. 4,049.60sq ft) in this instance; and 3. A height to the underside of the eaves of 6.65m (approx. 21.49ft) whereas By-law 0225-2007, as amended, permits a maximum height to the underside of the eaves of 6.40m (approx. 21.00ft) in this instance.

The Committee has set **Thursday, March 27, 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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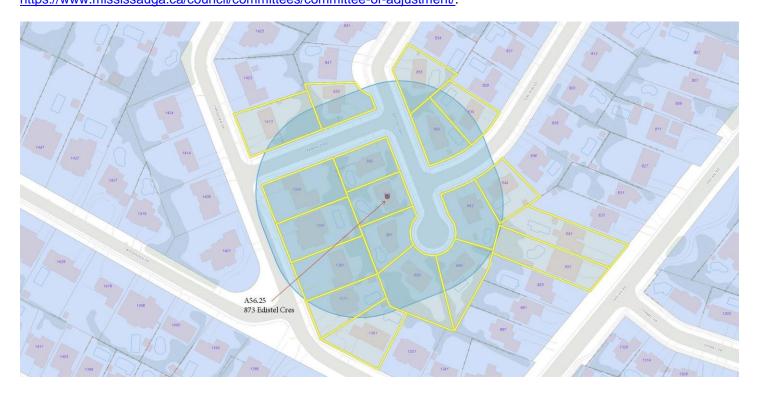
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Additional Information:

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Committee of Adjustment Appeal Process:

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Legal notice:



File: A57.25 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 1760 Pickmere Ct, 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 proposing:

- 1. An interior garage width of 3.14m (approx. 10.30ft) whereas By-law 0225-2007, as amended, requires a minimum interior garage width of 3.20m (approx. 10.50ft) in this instance; and
- 2. A lot coverage of 37.12% (134.42sq m) whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% (126.74sq m) in this instance.

The Committee has set **Thursday, March 27, 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, 2nd 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 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 or by mailing the Committee of Adjustment, 300 City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. Please include your name, your address, and the application file number or property address you are commenting on.

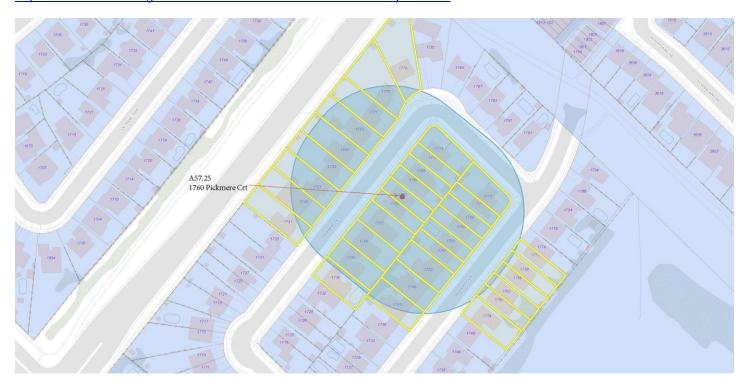
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Additional Information:

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Legal notice:



File: A58.25 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 2461 Donnavale Dr, zoned R3 - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow a front porch proposing a front porch setback to the exterior side lot line of 2.11m (approx. 6.92ft) whereas By-law 0225-2007, as amended, requires a minimum setback to exterior side lot line of 4.40m (approx.14.44ft) in this instance.

The Committee has set **Thursday, March 27, 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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Legal notice:



File: A59.25 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 1345 Gatehouse Dr, 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 a shed in the rear yard proposing a shed height of 4.72m (approx. 15.49ft) whereas By-law 0225-2007, as amended, permits a maximum shed height of 3.50m (approx. 11.48ft) in this instance.

The Committee has set **Thursday, March 27, 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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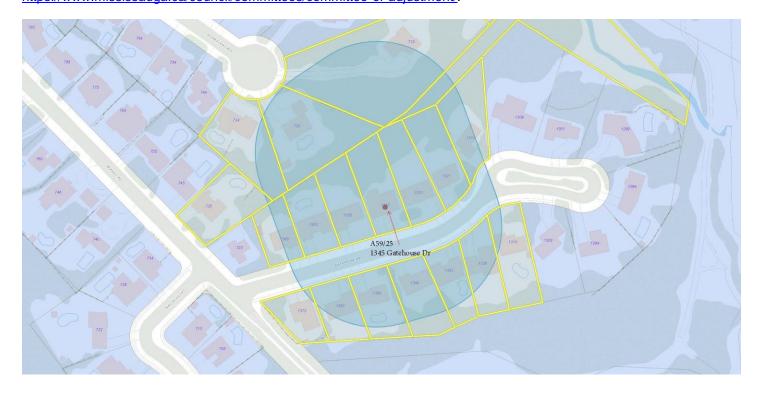
- In person: The hearing will be held in person at Mississauga Civic Centre, Council Chambers, 300 City Centre Drive, 2nd Floor. Advance registration is preferred if you wish to speak at the hearing in person. If you wish to make a presentation you must send your request to speak and your presentation (as an attachment) via email to committee.adjustment@mississauga.ca by 4:30 PM on the Friday prior to the hearing. A document projector will also be available, if preferred.
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Legal notice:



File: A60.25 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 39 De Jong Dr, zoned R2-50-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 garage projection of 2.29m (approx. 10.30ft) whereas By-law 0225-2007, as amended, permits a maximum garage projection of 2.00m (approx. 6.56ft) in this instance;
- 2. A height flat roof of 8.88m (approx. 29.13ft) whereas By-law 0225-2007, as amended, permits a maximum height flat roof of 7.50m (approx. 24.61ft) in this instance;
- 3. A gross floor area infill residential of 392.47sq m (approx. 4,224.51sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area infill residential of 341.45sq m (approx. 3,384.71sq ft) in this instance; and
- 4. A height of eaves of 7.04m (approx. 23.10ft) whereas By-law 0225-2007, as amended, permits a maximum height of eaves of 6.40m (approx. 21.00ft) in this instance.

The Committee has set **Thursday, March 27, 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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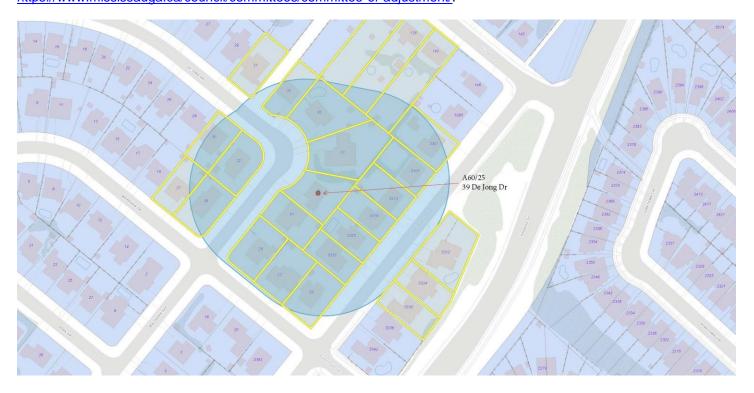
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Committee of Adjustment Appeal Process:

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Legal notice:



File: A61.25 Ward: 8

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 3416 Burgess Cres, zoned R4 - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow a new below grade entrance proposing an interior side yard setback of 0.95m (approx. 3.12ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 1.20m (approx. 3.94ft) in this instance.

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Additional Information:

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Legal notice:



File: A63.25 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 2120 Pear Tree Rd, 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 side deck entrance proposing an interior side yard of 0.00m whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 0.61m (approx. 2.00ft) in this instance.

The Committee has set **Thursday, March 27, 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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Legal notice:



File: A150.23 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 85 Derry Road E, zoned O2 - Office, 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 mobile business office proposing:

- 1. A FSI of 0.03 whereas By-law 0225-2007, as amended, requires a minimum FSI of 0.50 in this instance;
- 2. A 1 storey building height whereas By-law 0225-2007, as amended, requires a minimum 3 storeys building height in this instance:
- 3. A setback of a first storey streetwall to street of 93.92m (approx. 308.15ft) whereas By-law 0225-2007, as amended, permits a maximum setback of a first storey streetwall to street of 5.00m (approx. 16.41ft) in this instance;
- 4. A length of a first storey streetwall of a building that may be set back beyond 5.0m from a street of 0.00% whereas By-law 0225-2007, as amended, permits a maximum length of a first storey streetwall of a building that may be set back of 25.00% in this instance;
- 5. A length of a front lot line, front lot line corner lot, or exterior side yard of 0.00% whereas By-law 0225-2007, as amended, requires a minimum length of a front lot line, front lot line corner lot, or exterior side yard of 50.00% in this instance; and
- 6. An area of the first storey streetwall of a building facing a street that shall contain glazing of 0.00% whereas Bylaw 0225-2007, as amended, requires a minimum area of the first storey streetwall of a building facing a street of 50.00% in this instance.

The Committee has set **Thursday, March 27, 2025** at **1:00 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: https://www.mississauga.ca/council/committees/committee-of-adjustment/.

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Committee of Adjustment Appeal Process:

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Legal notice:



File: A557.24 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 5163 Unit 5 & 5161 Unit 6 Tomken Rd , zoned E2 - Employment, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow 30% of the total gross floor area - non-residential to be used for accessory retail sales whereas By-law 0225-2007, as amended, permits a maximum of 20% of the total gross floor area - non-residential to be used for accessory retail sales in this instance.

The Committee has set **Thursday, March 27, 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:

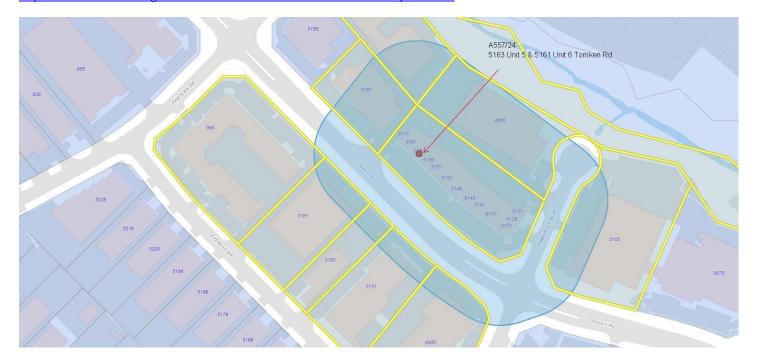
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