
Committee of Adjustment

Date: April 24, 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.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 B5.25
1356 Oak Lane (Ward 2)
 - 4.2 A7.25
5780 Riverdale Cres (Ward 6)
 - 4.3 A73.25
3603 Beechollow Cres (Ward 3)
 - 4.4 A74.25
895 Eighth St (Ward 1)
 - 4.5 A75.25
899 Eighth St (Ward 1)
 - 4.6 A78.25
5359 Timberlea Blvd, Unit 2 (Ward 5)
 - 4.7 A81.25
85 Hammond Rd (Ward 11)
 - 4.8 A82.25
1325 Burnhamthorpe Rd E (Ward 3)
 - 4.9 A83.25
399 Country Club Cres (Ward 2)
 - 4.10 A84.25
3202 Flynn Cres (Ward 6)
 - 4.11 A85.25
6719 Glen Erin Dr (Ward 9)
 - 4.12 A89.25
1594 Kipper Ave (Ward 1)

- 4.13 A90.25
6390 Northwest Dr (Ward 5)
- 4.14 A458.24
1016 Mississauga Heights Dr (Ward 7)
- 4.15 A535.24
1060 Dream Crest Rd (Ward 6)
- 5. **OTHER BUSINESS**
- 6. **ADJOURNMENT**



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: B5.25
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 1356 Oak Lane, zoned R2-5-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 31.73m (approx. 104.10ft) and an area of approximately 212.00sq m (approx. 2,281.95sq ft).

The Committee has set **Thursday, April 24, 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:

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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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- **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 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.

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

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<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 or by mailing the Committee of Adjustment, 300 City Centre Drive 2nd 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/>.



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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A7.25
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 5780 Riverdale Cres, zoned R4-20-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 widened driveway proposing:

1. A driveway width of 8.30 m (approx. 27.23 ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00 m (19.69 ft) in this instance; and
2. A front yard landscape area of 29% whereas By-law 0225-2007, as amended, requires a minimum front yard landscape area of 40% in this instance.

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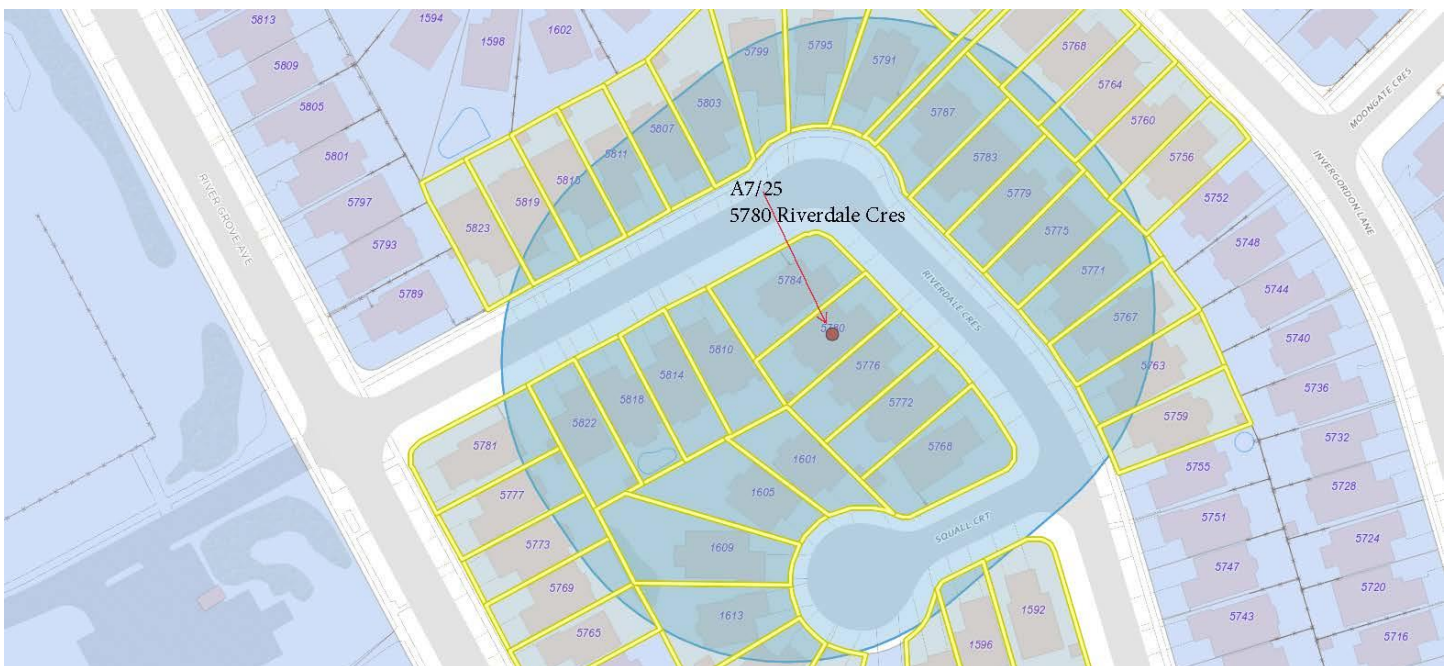
Additional Information:

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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A73.25
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 3603 Beechollow Cres, 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 four accessory structures proposing:

1. An interior side yard setback to the north side yard lawnmower shed of 0.0m whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 0.61m (approx. 2.0ft) in this instance;
2. An interior side yard setback to the north side pool equipment shed of 0.4m (approx. 1.31ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 0.61m (approx. 2.0ft) in this instance;
3. An interior side yard setback to the northeast corner firewood shed of 0.0m whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 0.61m (approx. 2.0ft) in this instance; and
4. An interior side yard setback to the south side yard snow blower shed of 0.0m whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 0.61m (approx. 2.0ft) in this instance.

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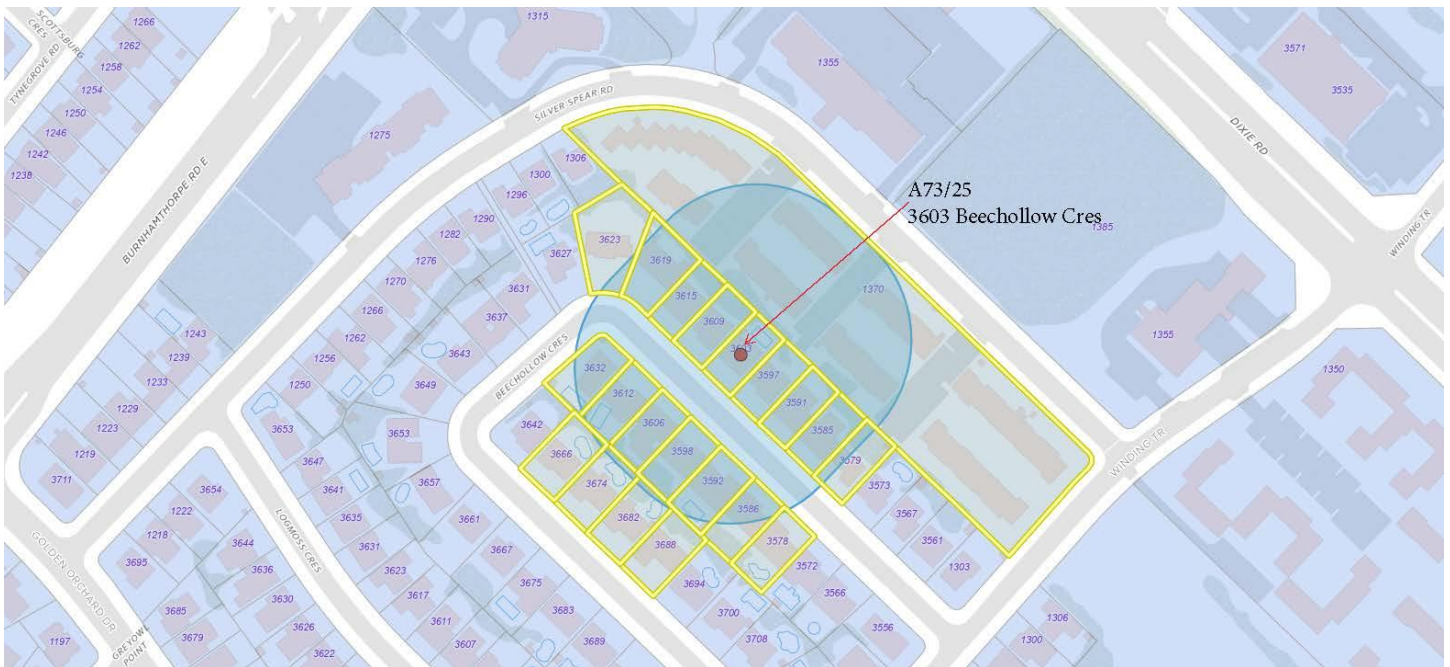
Additional Information:

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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 895 Eighth St, zoned RM1-26-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 height of 8.00m (approx. 26.25ft) whereas By-law 0225-2007, as amended, permits a maximum height of 7.50m (approx. 24.61ft) in this instance;
2. A lot coverage of 44.40% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 40.00% in this instance; and
3. A balcony projection on top of garage of 1.07m (approx. 3.51ft) whereas By-law 0225-2007, as amended, permits a maximum balcony projection on top of the garage of 1.00m (approx. 3.28ft) in this instance.

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Details of the application and meeting information:

The property owner of 899 Eighth St, zoned RM1-26-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 height of 7.94m (approx. 26.05ft) whereas By-law 0225-2007, as amended, permits a maximum height of 7.50m (approx. 24.61ft) in this instance;
2. A lot coverage of 44.40% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 40.00% in this instance; and
3. A balcony projection on top of garage of 1.07m (approx. 3.51ft) whereas By-law 0225-2007, as amended, permits a maximum balcony projection on top of the garage of 1.00m (approx. 3.28ft) 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 5359 Timberlea Blvd, Unit 2 zoned E2-19-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 tattoo parlor in E2 zone whereas By-law 0225-2007, as amended, does not allow a tattoo parlor in E2 zone in this instance.

The Committee has set **Thursday, April 24, 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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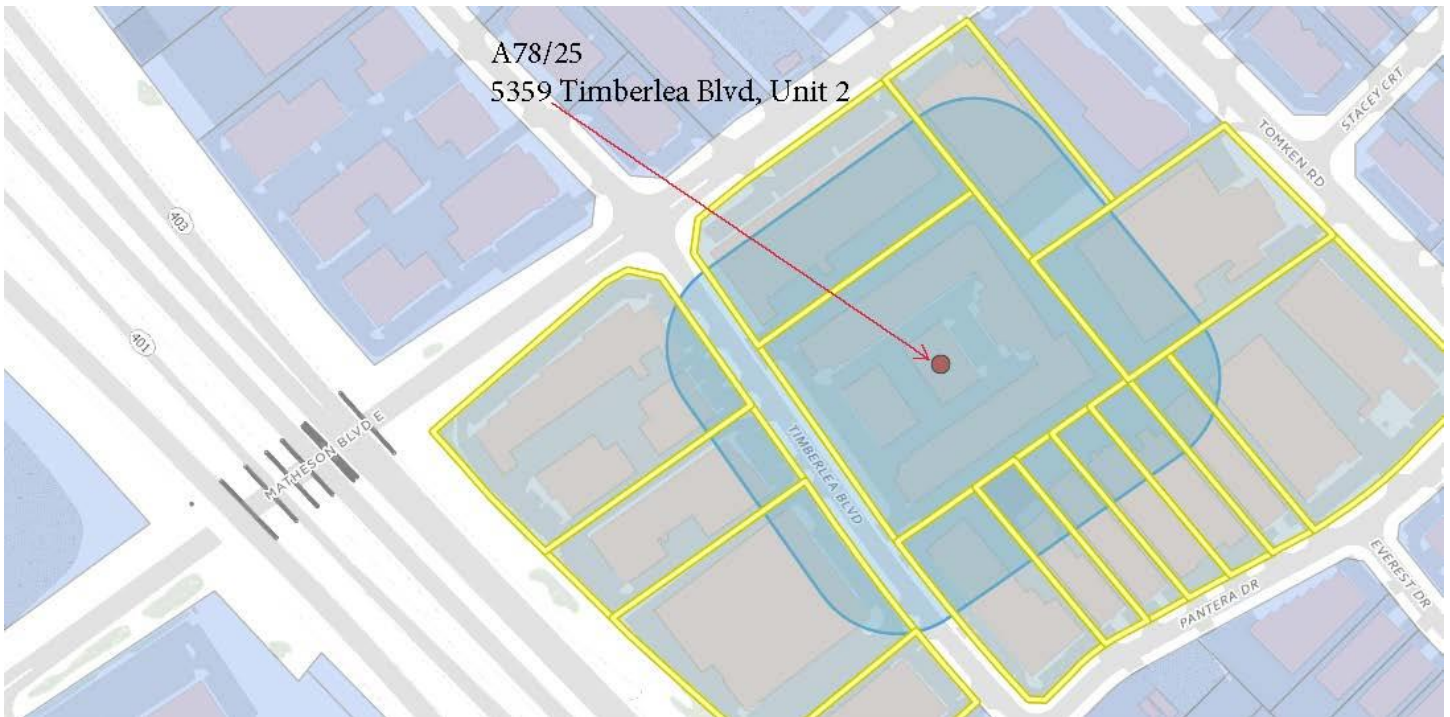
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In Person and Virtual Public Hearing

Why you received this letter:

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Details of the application and meeting information:

The property owner of 85 Hammond Rd, zoned R3-69-Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow the construction of a new dwelling proposing:

1. A gross floor area – infill residential of 343.80sq m (approx. 3,700.63sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area – infill residential of 313.68sq m (approx. 3,376.42sq ft) in this instance;
2. An exterior side yard setback to a window well of 2.55m (approx. 8.36ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback to a window well of 5.40m (approx. 17.72ft) in this instance;
3. An exterior side yard setback of 3.51m (approx. 11.52ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback of 6.00m (approx. 19.69ft) in this instance; and
4. An exterior side yard setback to front porch of 2.14m (approx. 7.02ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback to a window well of 6.00m (approx. 19.69ft) in this instance.

The Committee has set **Thursday, April 24, 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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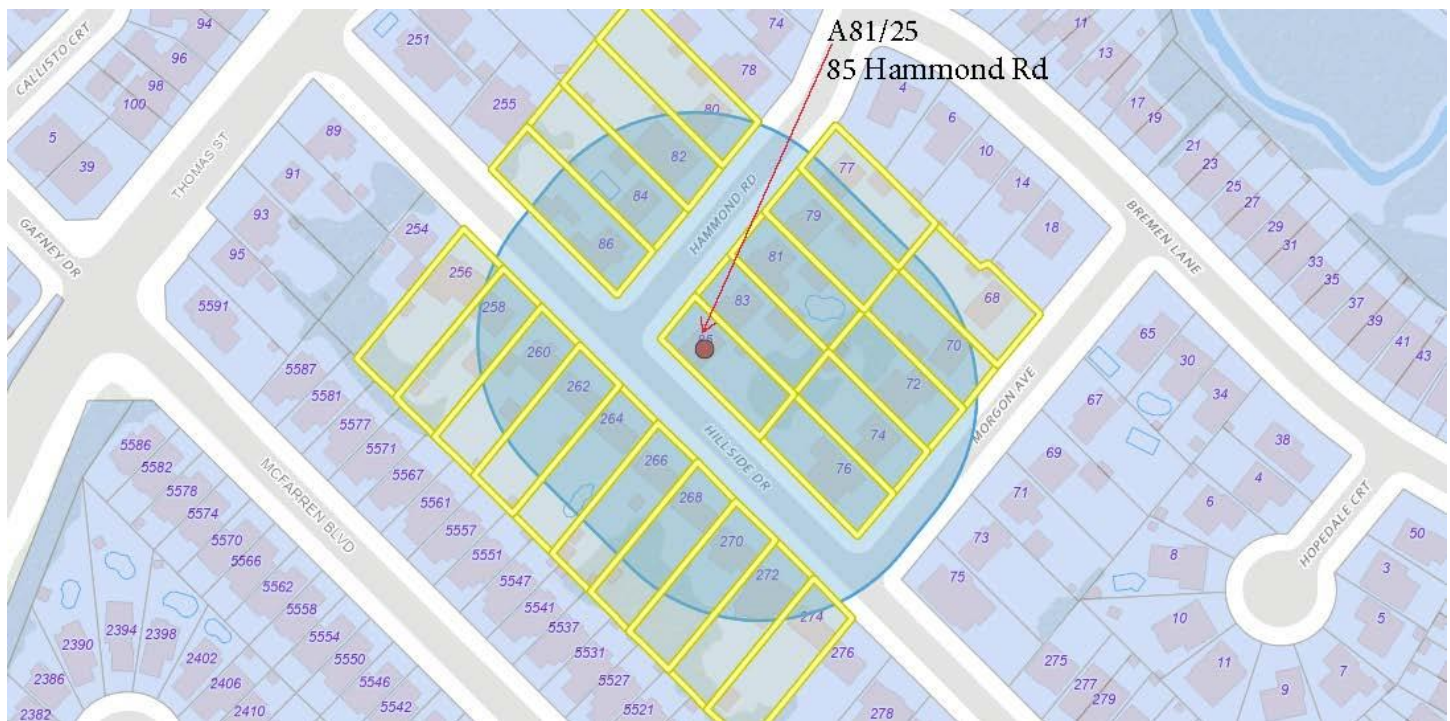
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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A82.25
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 1325 Burnhamthorpe Rd E, 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 to allow a veterinary clinic proposing:

1. A front yard setback of 2.52m (approx. 8.27ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 4.50m (approx. 14.76ft) in this instance;
2. An interior side yard setback of 1.50m (approx. 4.92ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 7.50m (approx. 24.61ft) in this instance; and
3. A depth of landscape buffer along street line of 0m whereas By-law 0225-2007, as amended, requires a minimum depth of landscape buffer along street line of 4.50m (approx. 14.76ft) in this instance.

The Committee has set **Thursday, April 24, 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: A83.25
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 399 Country Club Cres

, 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 31.53% (278.14sq. m) whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25.00% (222.66sq. m) in this instance;
2. A front yard setback of 10.50m (approx. 34.45ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 12.00m (approx. 39.37ft) in this instance;
3. A combined width of side yards of 4.97m (approx. 16.31ft) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 6.03m (approx. 19.78ft) in this instance;
4. A gross floor area – infill residential of 493.49sq m (approx. 5,311.88sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area – infill residential of 366.43sq m (approx. 3,944.22sq ft) in this instance; and
5. A height of eaves of 6.95m (approx. 22.80ft) whereas By-law 0225-2007, as amended, permits a maximum height of eaves of 6.40m (approx. 21.00ft) in this instance.

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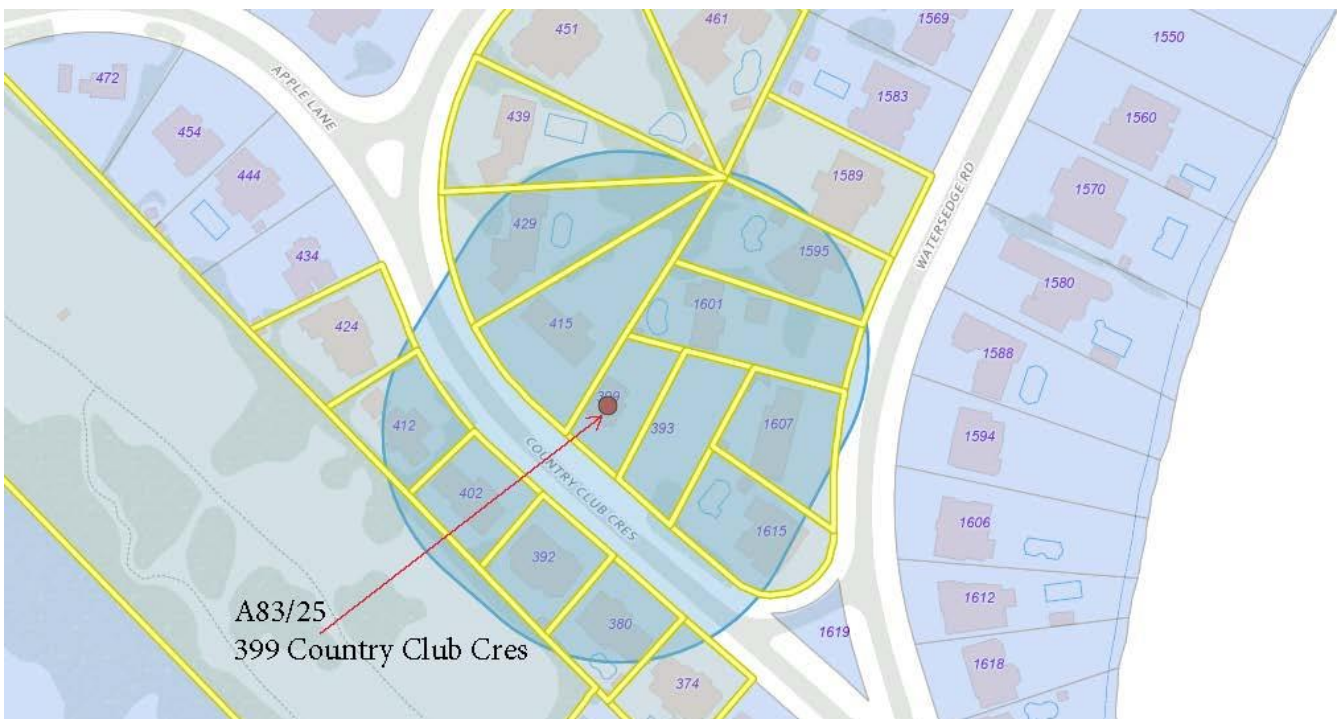
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Why you received this letter:

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Details of the application and meeting information:

The property owner of 3202 Flynn Cres

, 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 the addition of a second floor proposing:

1. A side yard setback to the second floor of 2.07m (approx. 6.79ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback to the second floor of 2.41m (approx. 7.91ft) in this instance; and
2. An eave setback from the second floor of 1.62m (approx. 5.31ft) whereas By-law 0225-2007, as amended, requires a minimum eave setback from the second floor of 1.96m (approx. 6.43ft) 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 6719 Glen Erin Dr, zoned H-RA4-45; RA4-45-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 transformer proposing:

1. A transformer and a transformer pad of 7.26sq m (approx. 78.15sq ft) within a landscape buffer whereas By-law 0225-2007, as amended, permits a maximum transformer pad of 5.00sq m (approx. 53.82sq ft) within a landscape buffer in this instance; and
2. A height for a townhouse of 10.75m (approx. 35.27ft) whereas By-law 0225-2007, as amended, permits a maximum height for a townhouse of 10.50m (approx. 34.45ft) in this instance.

The Committee has set **Thursday, April 24, 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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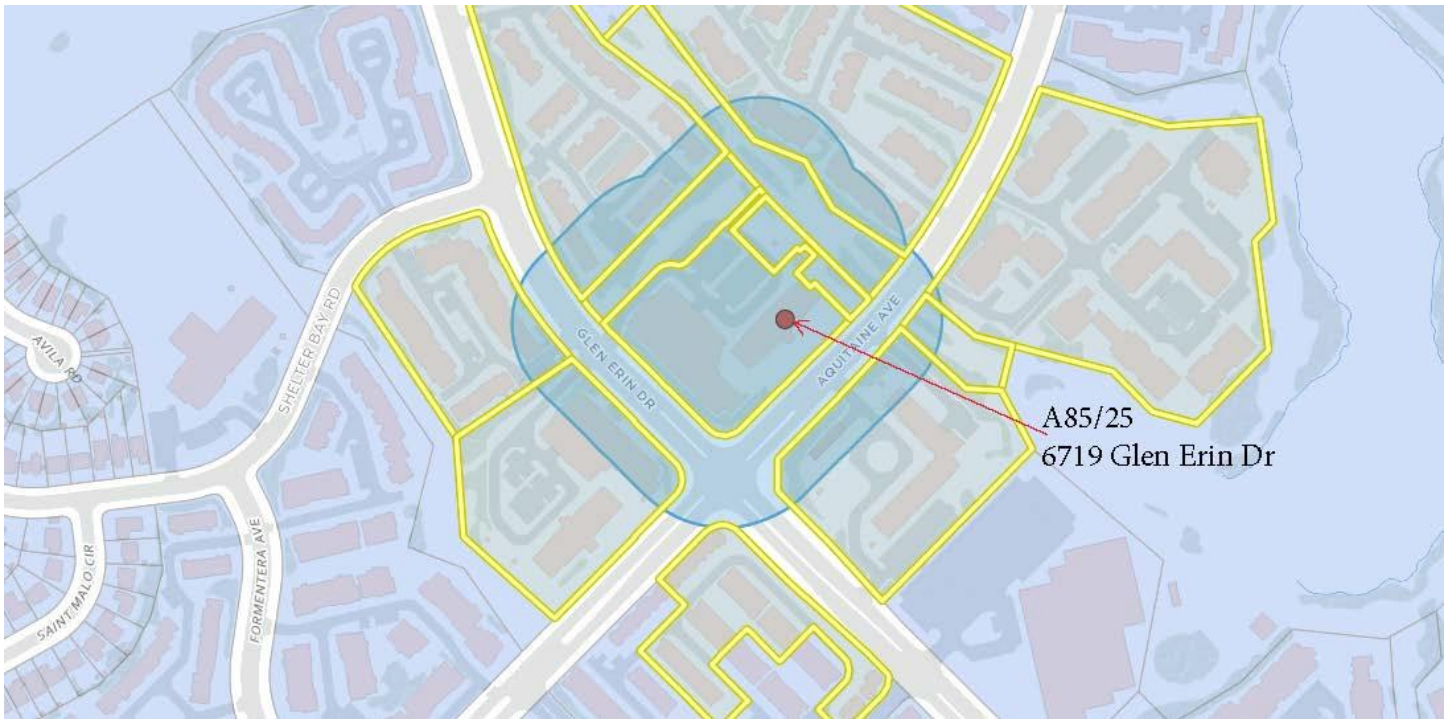
Additional Information:

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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 1594 Kipper Ave, zoned R3-1-Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow an addition proposing:

1. A height of eaves of 7.15m (approx. 23.46ft) whereas By-law 0225-2007, as amended, permits a maximum height of eaves of 6.40m (approx. 21.00ft) in this instance;
2. A combined width of side yards of 2.45m (approx. 8.04ft) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 4.91m (approx. 16.11ft) in this instance;
3. A right interior side yard setback to the first and second storey of 1.23m (approx. 4.04ft) whereas By-law 0225-2007, as amended, requires a minimum right interior side yard setback to the first and second storey of 2.41m (approx. 7.91ft) in this instance;
4. A left interior side yard setback to the first and second storey of 1.22m (approx. 4.00ft) whereas By-law 0225-2007, as amended, requires a minimum left interior side yard setback to the first and second storey of 2.41m (approx. 7.91ft) in this instance;
5. An eaves setback to the interior right side lot line of 0.62m (approx. 2.00ft) whereas By-law 0225-2007, as amended, requires a minimum eaves setback to the interior right side lot line of 1.96m (approx. 6.43ft) in this instance; and
6. An eaves setback to the interior left side lot line of 0.61m (approx. 2.03ft) whereas By-law 0225-2007, as amended, requires a minimum eaves setback to the interior right side lot line of 1.96m (approx. 6.43ft) in this instance.

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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A90.25
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 6390 Northwest Dr, 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 to allow an accessory structure proposing an interior side yard setback of 3.83m (approx. 12.57ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 7.50m (approx. 24.61ft) in this instance.

The Committee has set **Thursday, April 24, 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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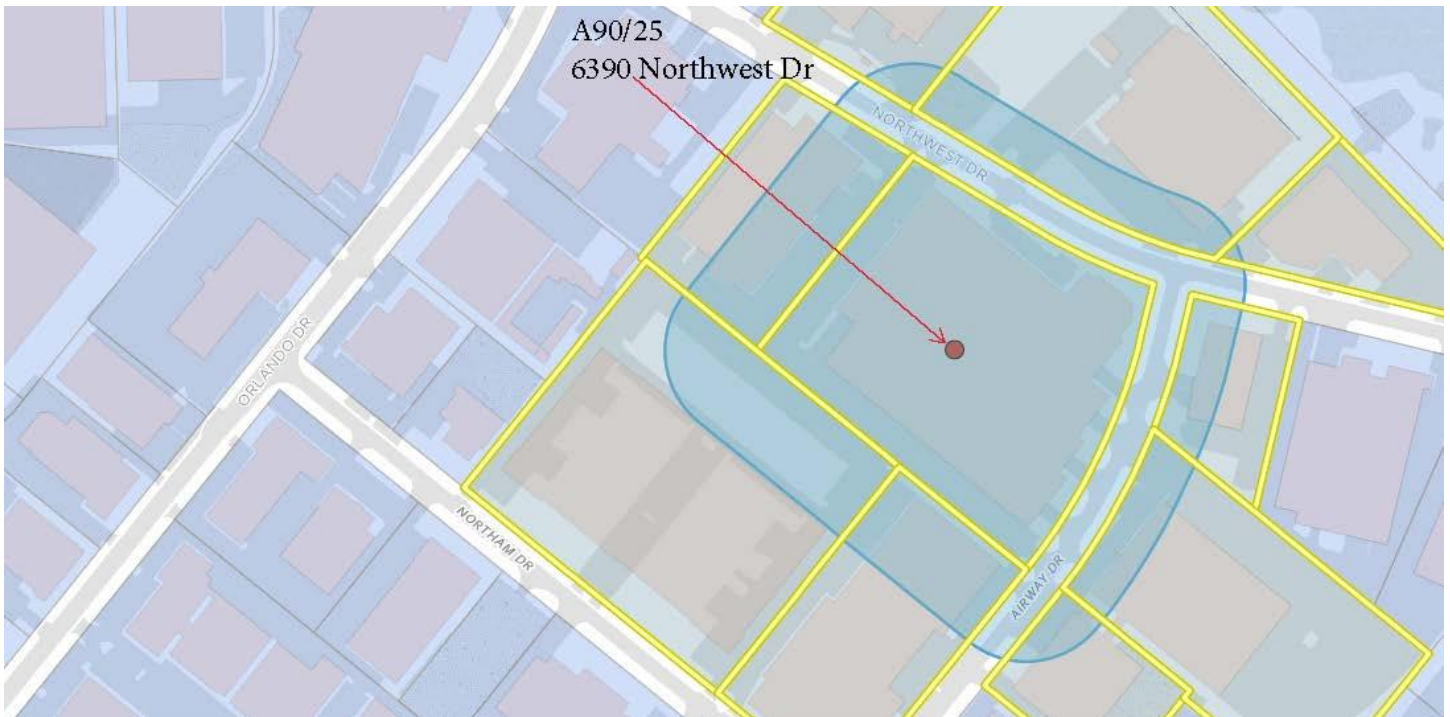
<https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

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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 1016 Mississauga Heights Dr, zoned R1-8 - 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 accessory structure proposing:

1. A driveway width of 11.87m (approx. 38.94ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m (approx. 27.89ft) in this instance;
2. A hammerhead length of 6.70m (approx. 21.98ft) whereas By-law 0225-2007, as amended, permits a maximum driveway hammerhead length of 3.00m (approx. 9.84ft) in this instance;
3. A walkway attachment of 3.57m (approx. 11.71ft) whereas By-law 0225-2007, as amended, permits a maximum walkway attachment of 1.50m (approx. 4.92ft) in this instance; and
4. A walkway attachment of 3.25m (approx. 10.66ft) whereas By-law 0225-2007, as amended, permits a maximum walkway attachment of 1.50m (approx. 4.92ft) in this instance.

The Committee has set **Thursday, April 24, 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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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A535.24
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 1060 Dream Crest 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 an driveway proposing

1. A driveway width of 7.20m (approx. 23.62ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.69ft) in this instance;
2. A front yard landscaping of 28.00% whereas By-law 0225-2007, as amended, requires a minimum front yard landscaping of 30.00% in this instance.

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