
Committee of Adjustment

Date: April 24, 2025
Time: 3:30 PM
Location: Council Chambers, Civic Centre, 2nd Floor
300 City Centre Drive, Mississauga, Ontario, L5B 3C1
and Online Video Conference

Members

Sebastian Patrizio (Chair)
John Page
Wajeeha Shahrukh
Timothy Rowan
Janice Robinson
Ken Ellis
Frank Dale

Contacts

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

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

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

Send written submissions or request notification of future meetings to:

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

Requests to speak:

Pre-registration is required to speak virtually (by computer or telephone) at a hearing. Pre-registration is preferred but not required to appear in person. Requests can be made by email: committee.adjustment@mississauga.ca or by phone: 905-615-3200 ext.5507 and must be received by the

Friday prior to the hearing. If you do not wish to speak, the hearing will be livestreamed here:
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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 A79.25
3645 Platinum Dr (Ward 8)
 - 4.2 A86.25
1491 Lorne Park Rd (Ward 2)
 - 4.3 A91.25
507 Silver Creek Blvd (Ward 4)
 - 4.4 A92.25
1560 Trotwood Ave (Ward 1)
 - 4.5 A94.25
3630 Freeman Terr (Ward 10)
 - 4.6 A96.25
6656 Blackheath Ridge (Ward11)
 - 4.7 A99.25
194 Indian Valley Tr (Ward 1)
 - 4.8 A429.23
1330 Oak Lane (Ward 2)
 - 4.9 A614.24
592 Vanessa Cres (Ward 2)
 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 3645 Platinum Dr, zoned C3 - Commercial, 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 the construction of a hotel proposing an overnight and/or short term accommodation use whereas By-law 0225-2007, as amended, does not permit such use in this instance.

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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 1491 Lorne Park Rd, 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 addition of a garage proposing:

1. A dwelling unit depth of 23.30m (approx. 76.44ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling unit depth of 20.00m (approx. 65.62ft) in this instance;
2. A garage projection of 6.86m (approx. 22.51ft) whereas By-law 0225-2007, as amended, permits a maximum garage projection of 0m in this instance;
3. A front yard setback to Lorne Park Rd of 6.04m (approx. 19.82ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback to Lorne Park Rd of 7.50m (approx. 24.61ft) in this instance; and
4. A garage face setback to Lorne Park Rd of 6.04m (approx. 19.82ft) whereas By-law 0225-2007, as amended, requires a minimum garage face setback to Lorne Park Rd of 7.50m (approx. 24.61ft) in this instance.

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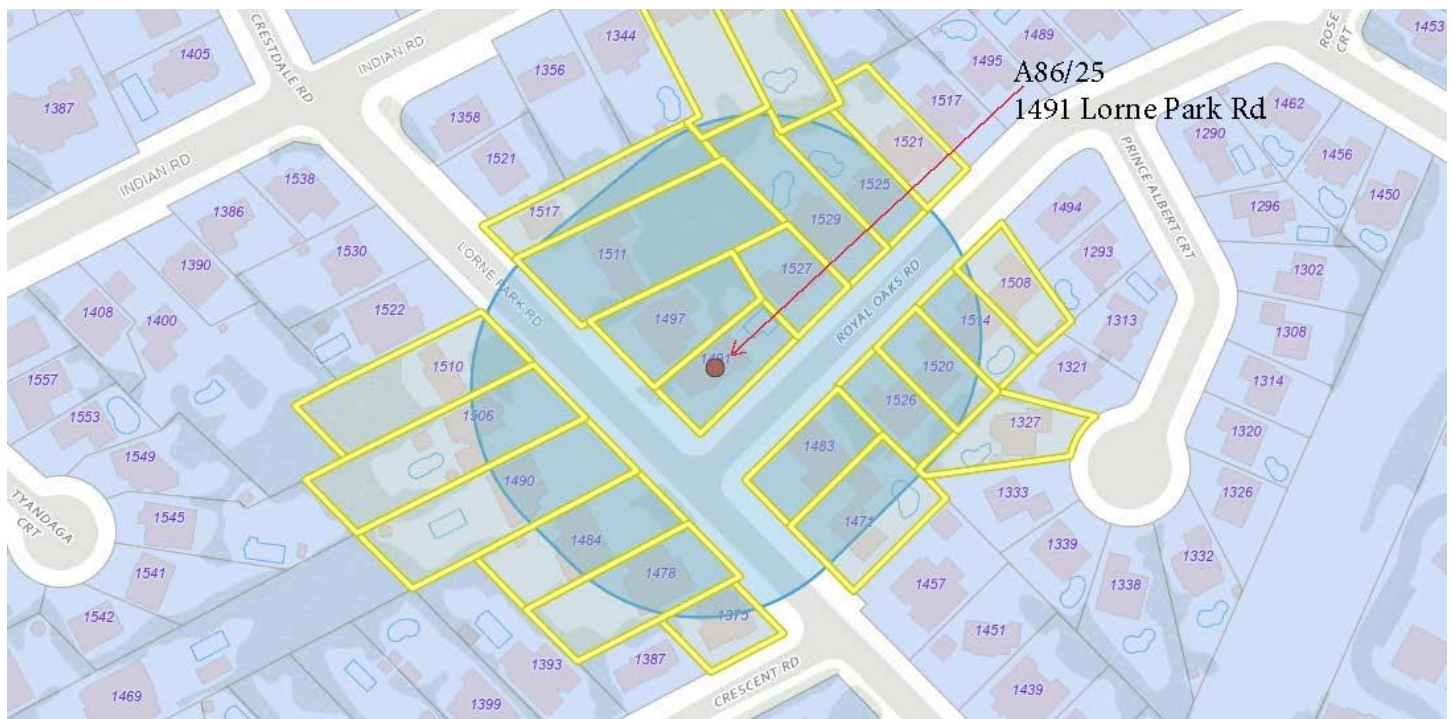
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In Person and Virtual Public Hearing

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Details of the application and meeting information:

The property owner of 507 Silver Creek 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 proposing:

1. A driveway width of 7.46m (approx. 24.48ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.69ft) in this instance; and
2. Two kitchens per dwelling unit whereas By-law 0225-2007, as amended, permits a maximum of one kitchen per dwelling unit in this instance.

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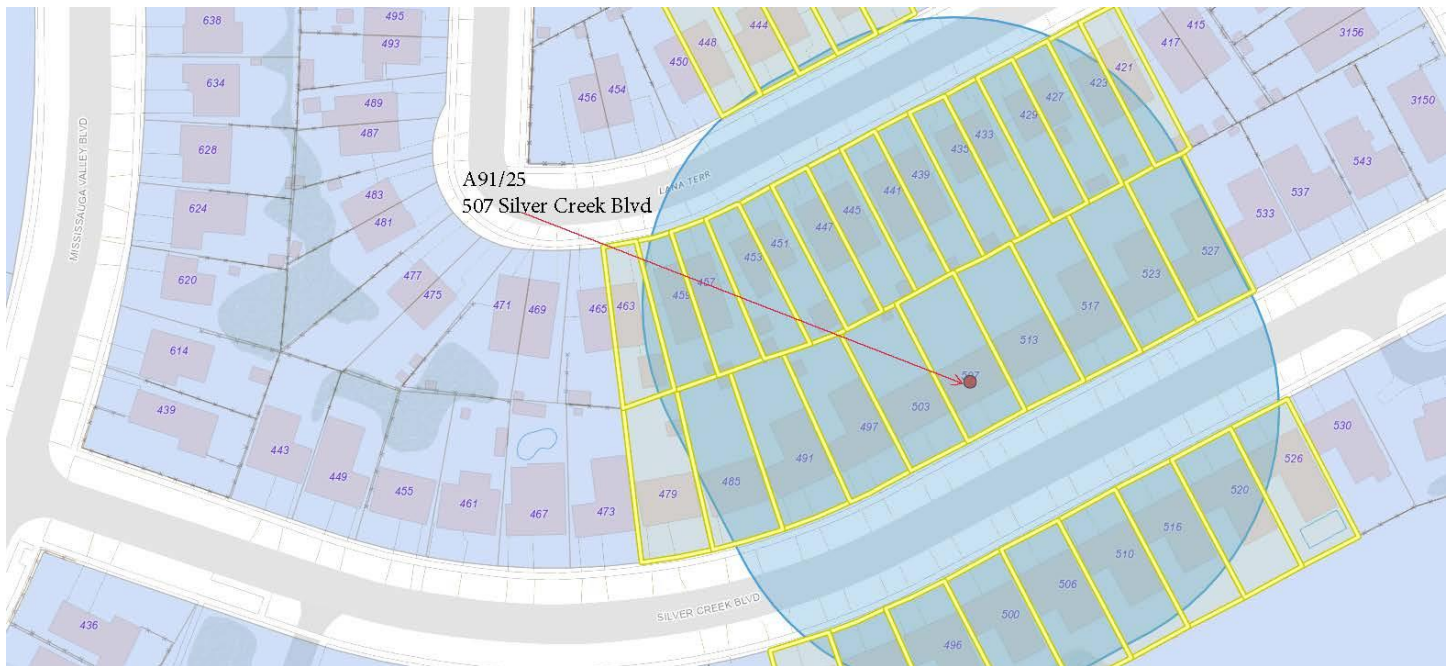
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In Person and Virtual Public Hearing

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Details of the application and meeting information:

The property owner of 1560 Trotwood 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 the construction of a new dwelling proposing:

1. A gross floor area – infill residential of 468.49sq m (approx. 5,042.78sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area – infill residential of 374.12sq m (approx. 4,026.99sq ft) in this instance;
2. An eaves overhang of 0.76m (approx. 2.49ft) whereas By-law 0225-2007, as amended, permits a maximum eaves overhang of 0.45m (approx. 1.48ft) in this instance;
3. A flat roof height of 7.96m (approx. 26.12ft) whereas By-law 0225-2007, as amended, permits a maximum flat roof height of 7.50m (approx. 24.61ft) in this instance;
4. A garage projection of 0.61m (approx. 2.00ft) whereas By-law 0225-2007, as amended, permits a maximum garage projection of 0m in this instance;
5. A combined width of side yards of 5.52m (approx. 18.11ft) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 5.92m (approx. 19.42ft) in this instance; and
6. A balcony above the garage projection into the side yard of 1.14m (approx. 3.74ft) whereas By-law 0225-2007, as amended, permits a maximum balcony above the garage projection into the side yard of 0m in this instance.

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Details of the application and meeting information:

The property owner of 3630 Freeman Terr, zoned RM2-19-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 a below grade entrance proposing:

1. A pedestrian entrance facing a street to facilitate a second unit whereas By-law 0225-2007, as amended, does not permit a pedestrian entrance facing a street to facilitate a second unit in this instance; and
2. A below grade entrance in the exterior side yard whereas By-law 0225-2007, as amended, does not allow a below-grade entrance in the exterior side yard in this instance.

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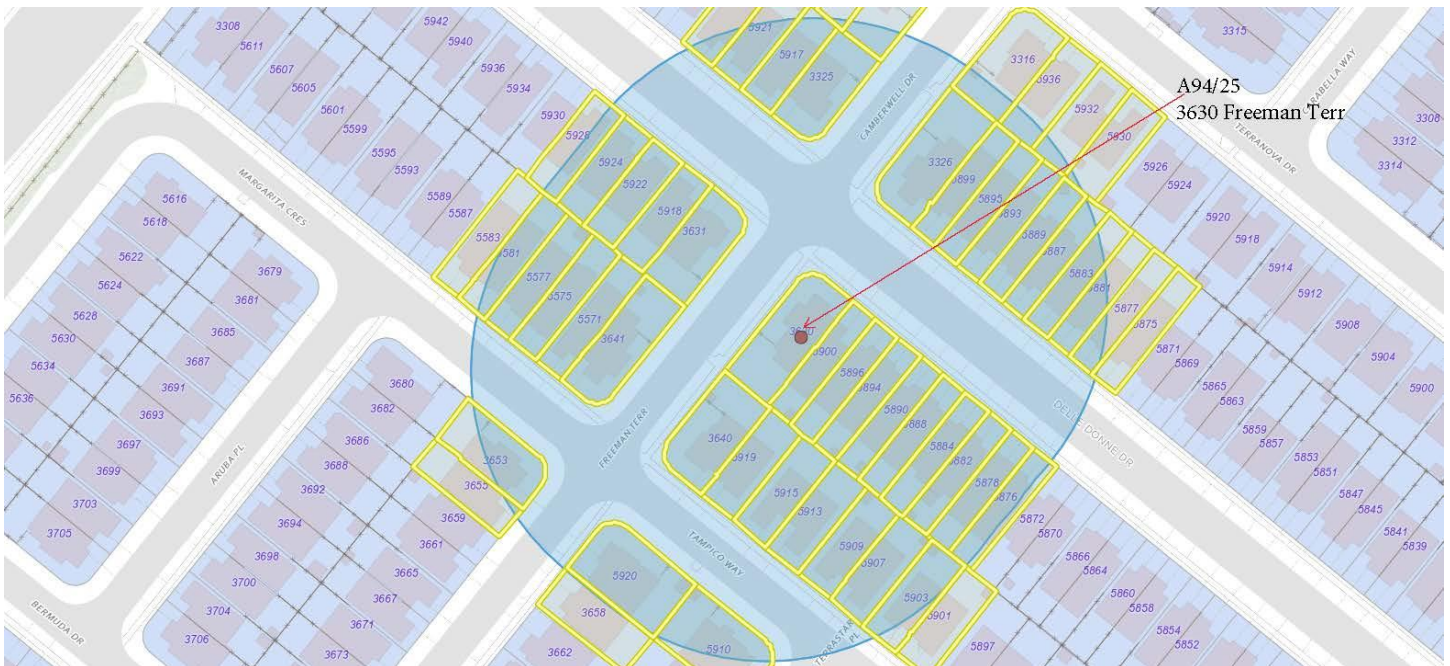
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The property owner of 6656 Blackheath Ridge, zoned RM5-27 - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow a below grade entrance and hard surface landscaping in the rear yard proposing:

1. An exterior side yard setback of 4.21m (approx. 13.81ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback of 4.50m (approx. 14.76ft) in this instance; and
2. A setback of 0.10m (approx. 0.33ft) to hard surface landscaping in the rear yard from the side lot line whereas By-law 0225-2007, as amended, requires a minimum setback of 0.61m (approx. 2.00ft) to hard surface landscaping in the rear yard in this instance.

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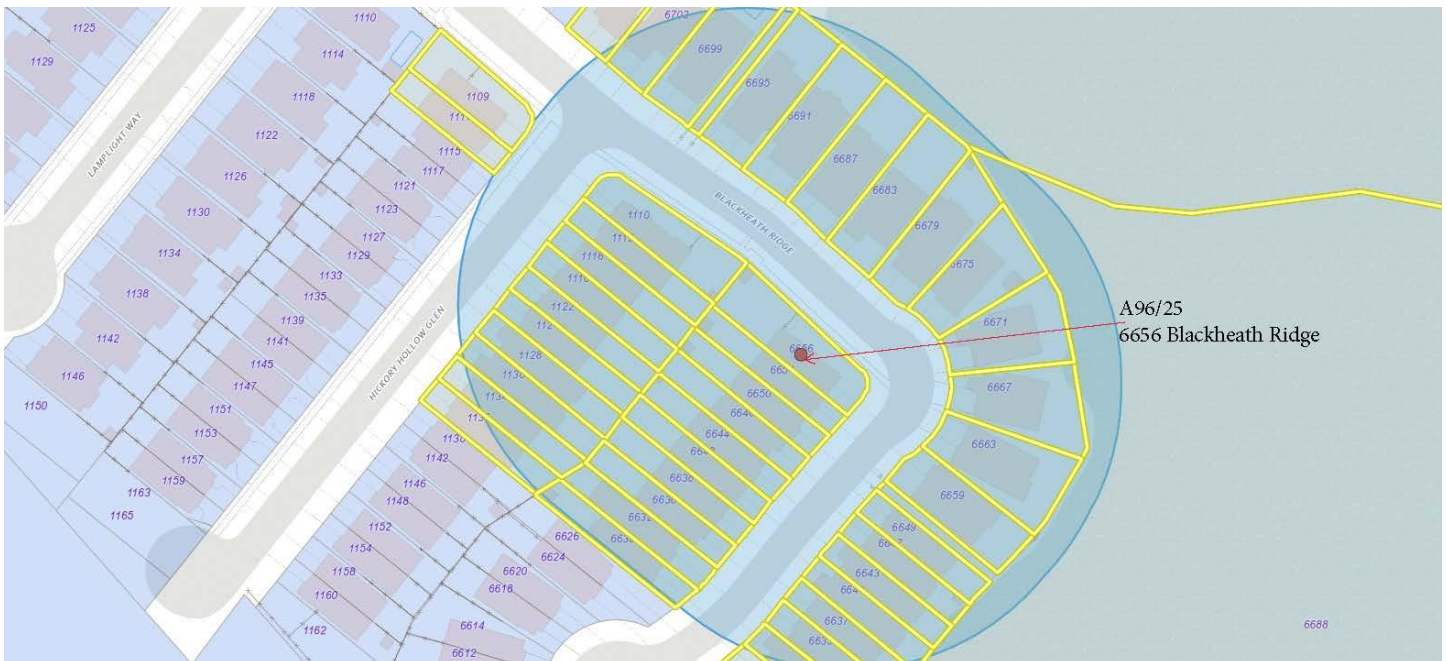
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In Person and Virtual Public Hearing

Why you received this letter:

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Details of the application and meeting information:

The property owner of 194 Indian Valley Tr, zoned R2-5-Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow a double-storey garage proposing:

1. A dwelling unit depth of 26.37m (approx. 86.52ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling unit depth of 20.00m (approx. 65.62ft) in this instance;
2. A height to the highest ridge of 10.40m (approx. 34.12ft) whereas By-law 0225-2007, as amended, permits a maximum height to the highest ridge of 9.50m (approx. 31.17ft) in this instance;
3. A garage projection of 3.63m (approx. 11.91ft) whereas By-law 0225-2007, as amended, permits a maximum garage projection of 0m in this instance; and
4. A double-storey garage area of 138.08sq m (approx. 1,486.28sq ft) whereas By-law 0225-2007, as amended, permits a maximum garage area of 75.00sq m (approx. 807.29sq ft) in this instance.

The Committee has set **Thursday, April 24, 2025 at 3:30 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

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Details of the application and meeting information:

The property owner of 1330 Oak Lane, zoned R2-5- Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow the construction of a new house proposing:

1. A combined side yard width of 9.30m (approx. 30.51ft) whereas By-law 0225-2007, as amended, requires a minimum combined side yard width of 12.34m (approx. 40.49ft) in this instance;
2. A height to the highest ridge of 11.59m (approx. 38.04ft) whereas By-law 0225-2007, as amended, permits a maximum height to the highest ridge of 9.50m (approx. 31.17ft) in this instance;
3. A height to the underside of the eaves of 8.36m (approx. 27.43ft) whereas By-law 0225-2007, as amended, permits a maximum height of 6.40m (approx. 21.00ft) in this instance;
4. A garage floor gross floor area of 109.62sq m (approx. 1179.94sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 75.00sq. m (approx. 807.29sq ft) in this instance;
5. A garage projection of 2.44m (approx. 8.01ft) whereas By-law 0225-2007, as amended, permits a maximum garage projection of 0.00m in this instance; and
6. A dwelling depth of 20.83m (approx. 68.34ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00m (approx. 65.62ft) in this instance.

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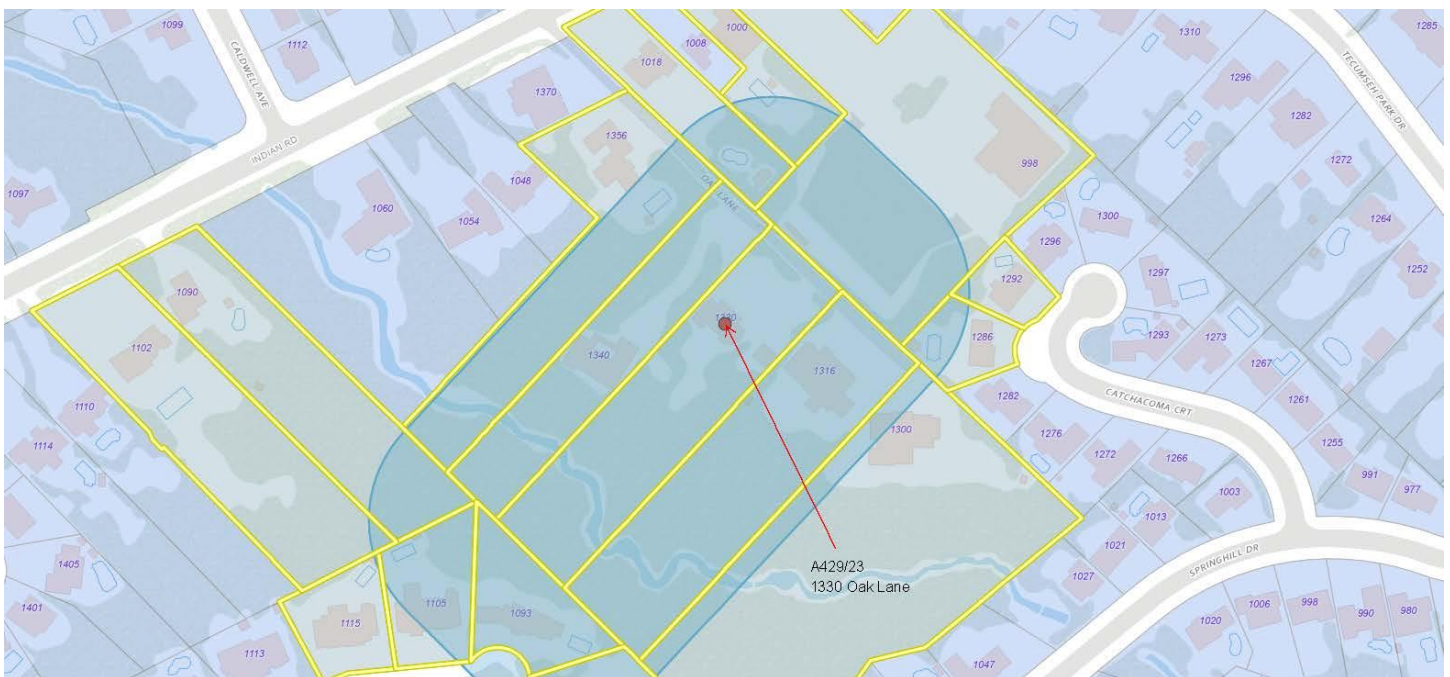
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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A614.24
Ward: 2

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 592 Vanessa Cres, zoned R2-4 - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow the construction of an accessory structure proposing:

1. An area of accessory structure of 57.30sq. m (approx. 616.77sq. ft) whereas By-law 0225-2007, as amended, permits a maximum floor area of 20.00sq. m (approx. 215.28sq. ft) in this instance;
2. A lot coverage for accessory structures of 6.00% whereas By-law 0225-2007, as amended, permits a maximum lot coverage for accessory structures of 5.00% in this instance;
3. An area of all accessory structures of 103.90sq. m (approx. 1,118.37ft) whereas By-law 0225-2007, as amended, permits a maximum area of all accessory structures of 60.00sq. m (approx. 645.83sq. ft) in this instance.

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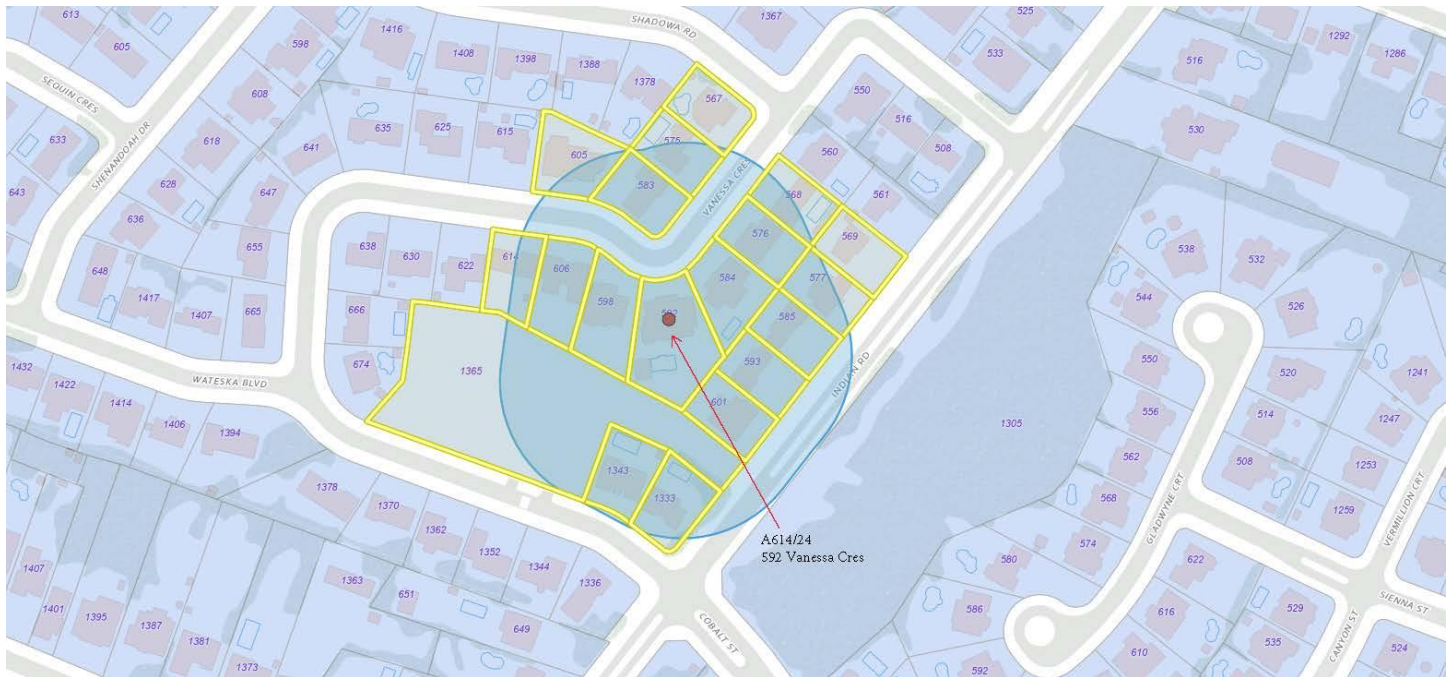
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