
Committee of Adjustment

Date: May 29, 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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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 B9.25
1274 Mona Rd (Ward 1)
 - 4.2 A593.24
7517 Bren Rd, Unit 15 (Ward 5)
 - 4.3 A93.25
1015 Bancroft Dr (Ward 11)
 - 4.4 A116.25
1272 Mineola Gdns (Ward 1)
 - 4.5 A117.25
3590 Birchmeadow Cres (Ward 3)
 - 4.6 A120.25
1167 Strathy Ave (Ward 1)
 - 4.7 A121.25
2304 Bankside Dr (Ward 11)
 - 4.8 A122.25
1621 Skyline Dr (Ward 1)
 - 4.9 A124.25
490 Avonwood Dr (Ward 1)
 - 4.10 A125.25
935 First St (Ward 1)
 - 4.11 A126.25
34-1130 Cawthra Rd (Ward 1)
 - 4.12 A128.25
2225 Erin Mills Pkwy (Ward 8)

- 4.13 A129.25
 1242 Tecumseh Park Dr (Ward 2)
- 4.14 A476.24
 446 Ceremonial Dr (Ward 5)
- 4.15 A572.24
 5127-5171 Tomken Rd (Ward 5)

5. **OTHER BUSINESS**

6. **ADJOURNMENT**



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: B9.25
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 1274 Mona Rd, zoned R3-3-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 30.465m (approx. 99.95ft) and an area of approximately 928.57sq m (approx. 9,995.04sq ft).

The Committee has set **Thursday, May 29, 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, 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:

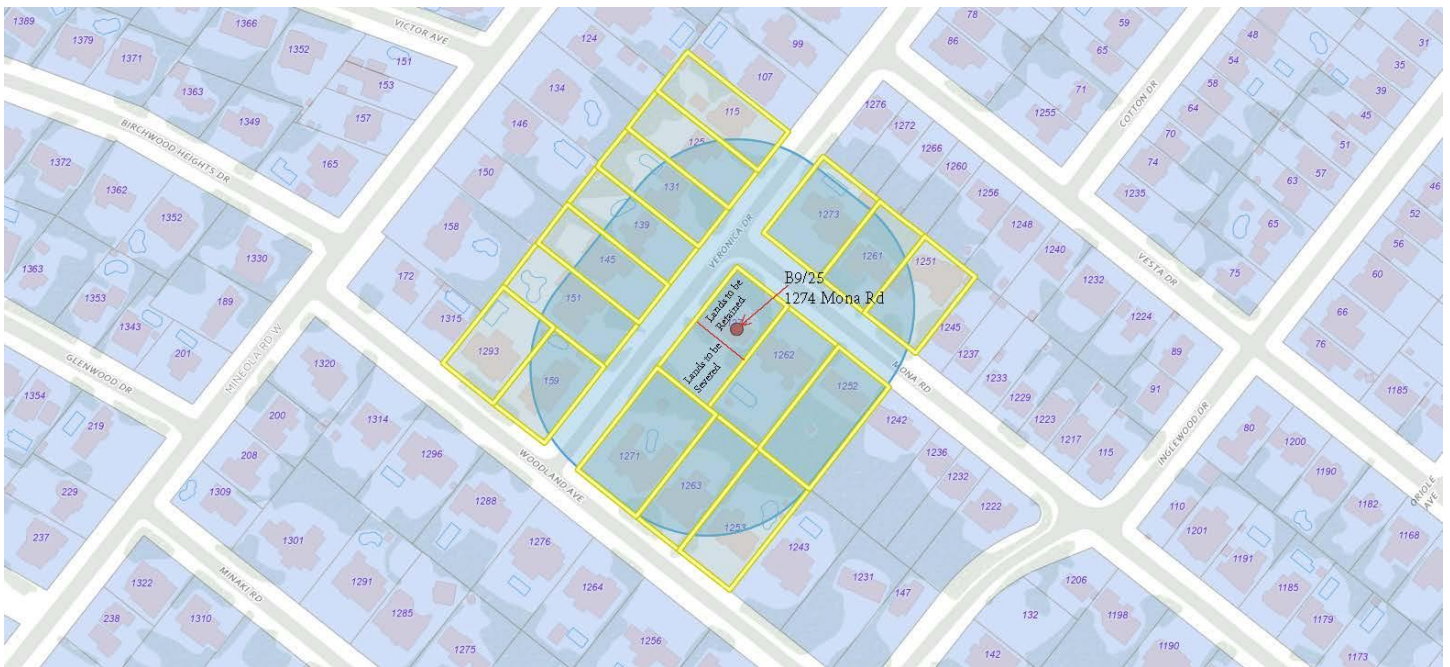
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- You can review city staff and agency comments one week before the hearing at the following link:
<http://www.mississauga.ca/portal/cityhall/calendar>.

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:

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Legal notice:

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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A593.24
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 7517 Bren Rd, Unit 15, 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 for a parking reduction proposing 168 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 180 parking spaces in this instance.

The Committee has set **Thursday, May 29, 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

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 1015 Bancroft 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 the width extension of a driveway proposing a driveway width of 7.00m (approx. 22.97ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.69ft) in this instance.

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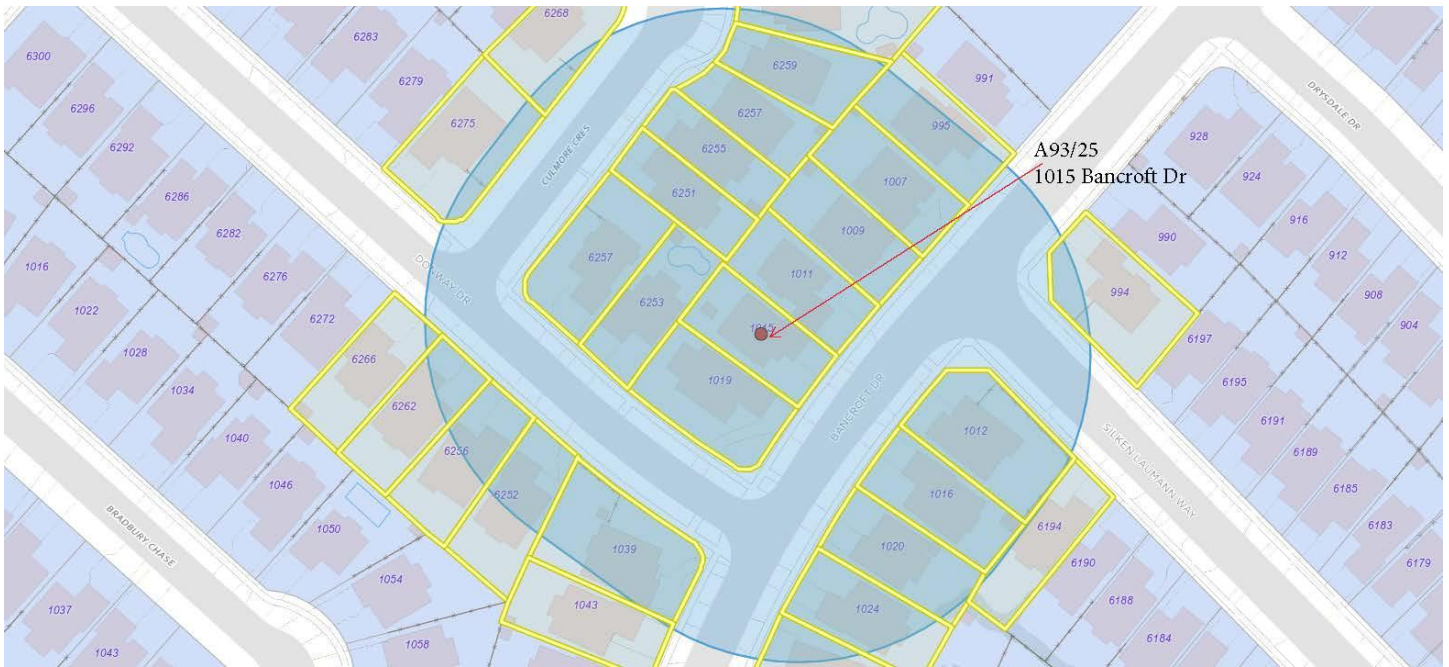
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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: 116.25
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 1272 Mineola Gdns, 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 407.24sq m (approx. 4,383.50sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area – infill residential of 354.48sq m (approx. 3,815.59sq ft) in this instance;
2. A height of 9.376m (approx. 30.76ft) whereas By-law 0225-2007, as amended, permits a maximum height of 7.50m (approx. 24.61ft) in this instance; and
3. A combined width of side yards of 3.64m (approx. 11.94ft) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 5.04m (approx. 16.54ft) in this instance.

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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A117.25
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 3590 Birchmeadow Cres, zoned RM1 - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow an accessory structure proposing an area of 28.52sq m (approx. 306.99sq ft) whereas By-law 0225-2007, as amended, permits a maximum area of 10.00sq m (approx. 107.64sq ft) in this instance.

The Committee has set **Thursday, May 29, 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 NOTICE OF PUBLIC HEARING

File: A120.25
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 1167 Strathy Ave, zoned R3-75-Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow the construction of a new dwelling proposing:

1. A front yard setback of 5.01m (approx. 16.44ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 6.00m (approx. 19.69ft) in this instance;
2. An entrance to the basement from the exterior side yard whereas By-law 0225-2007, as amended, does not allow an entrance to the basement from the exterior side yard in this instance; and
3. A setback to an entrance to the basement from the exterior side yard of 1.15m (approx. 3.77ft) whereas By-law 0225-2007, as amended, requires a minimum setback to an entrance to the basement from the exterior side yard of 6.00m (approx. 19.69ft) in this instance.

The Committee has set **Thursday, May 29, 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.
- **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 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.
- **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.
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Additional Information:

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Committee of Adjustment Appeal Process:

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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A121.25
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 2304 Bankside Dr, zoned RM2-8-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 exterior stairs in the side yard proposing a side yard setback of 0.18m (approx. 0.59ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 1.20m (approx. 3.94ft) in this instance.

The Committee has set **Thursday, May 29, 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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"Book an appointment" button on the Committee's webpage:

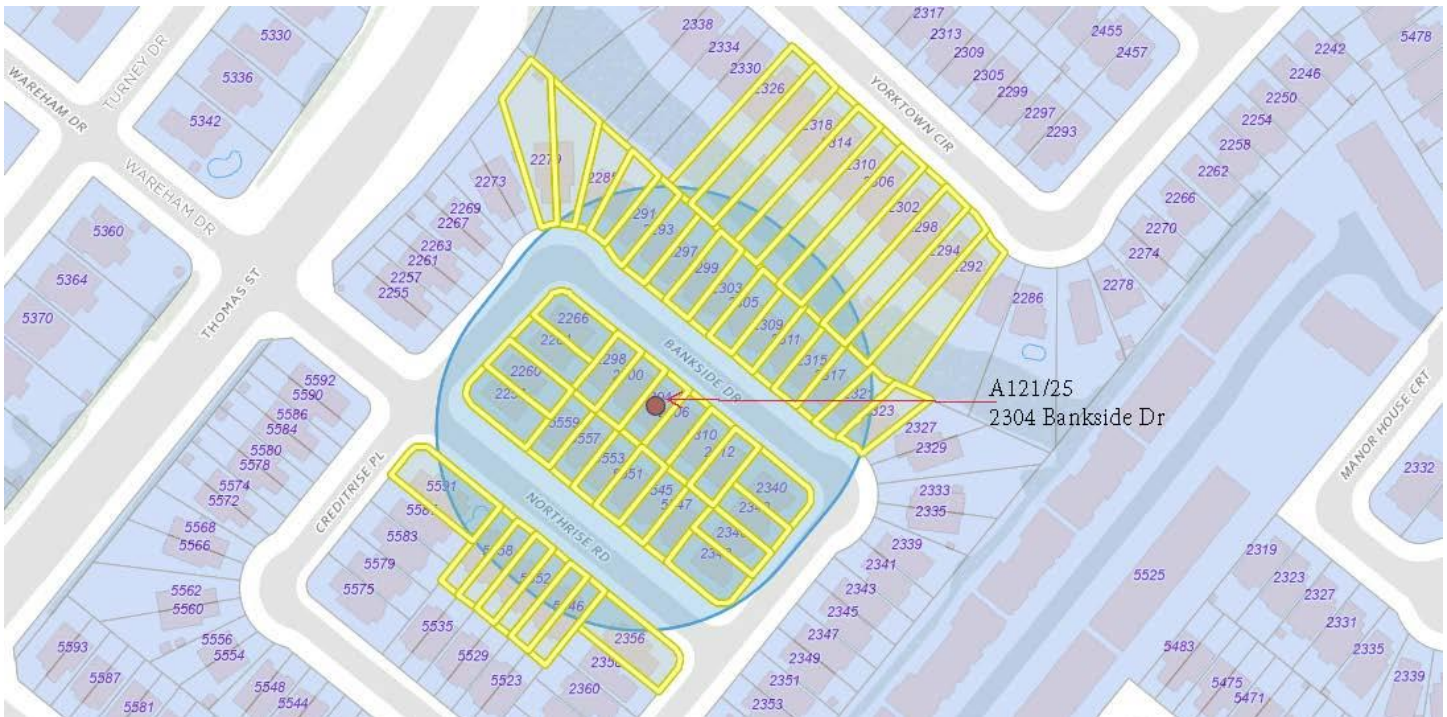
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Committee of Adjustment Appeal Process:

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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A122.25
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 1621 Skyline Dr, zoned R3-75-Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow an addition proposing:

1. A dwelling unit depth of 22.56m (approx. 74.02ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling unit depth of 20.00m (approx. 65.62ft) in this instance;
2. A setback for the eaves to the exterior side yard of 3.68m (approx. 12.07ft) whereas By-law 0225-2007, as amended, requires a minimum setback for the eaves to the exterior side yard of 5.55m (approx. 18.21ft) in this instance;
3. An exterior side yard setback to the front entry on the ground floor of 3.48m (approx. 11.42ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback to the front entry on the ground floor of 4.40m (approx. 14.44ft) in this instance;
4. An exterior side yard setback to the cantilevered wall on the second floor of 4.16m (approx. 13.65ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback to the cantilevered wall on the second floor of 6.00m (approx. 19.69ft) in this instance;
5. A landscaped soft area of 25.40% whereas By-law 0225-2007, as amended, requires a minimum landscaped soft area of 40.00% in this instance; and
6. Two attached garages whereas By-law 0225-2007, as amended, permits a maximum of one attached garage in this instance.

The Committee has set **Thursday, May 29, 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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Committee of Adjustment Appeal Process:

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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A124.25
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 490 Avonwood Dr, 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 height to the highest ridge of 9.13m (approx. 29.95ft) whereas By-law 0225-2007, as amended, permits a maximum height to the highest ridge of 9.0m (approx. 29.53ft) in this instance; and
2. A height of eaves of 7.29m (approx. 23.92ft) 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, May 29, 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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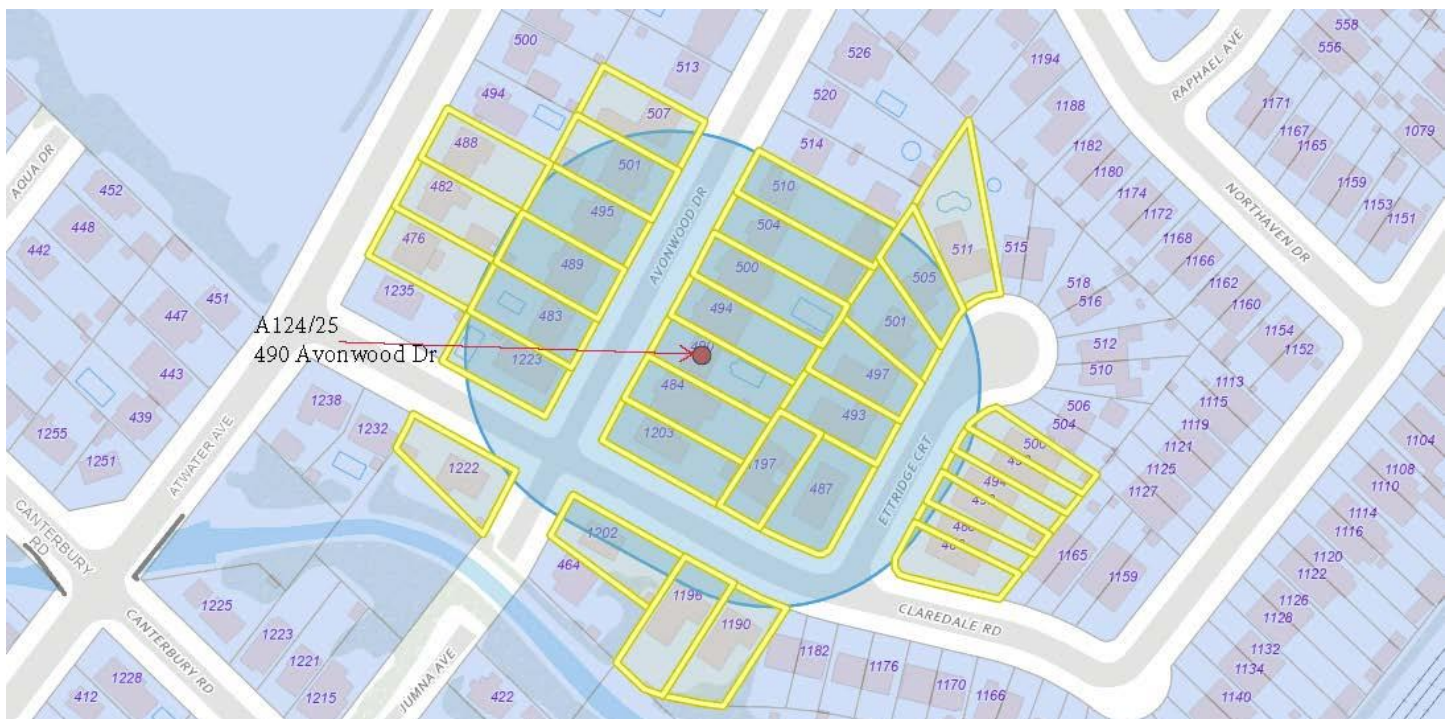
Additional Information:

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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A125.25
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 935 First St, zoned R3-75-Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow the construction of a new dwelling proposing:

1. A main building height of 8.44m (approx. 27.69ft) whereas By-law 0225-2007, as amended, permits a maximum main building height of 7.50m (approx. 24.61ft) in this instance; and
2. A main wall height of 8.44m (approx. 27.69ft) whereas By-law 0225-2007, as amended, permits a maximum main wall height of 7.50m (approx. 24.61ft) in this instance.

The Committee has set **Thursday, May 29, 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 NOTICE OF PUBLIC HEARING

File: A126.25
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 34-1130 Cawthra Rd, zoned RM4-38-Residential and G1-Greenlands, 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 balcony proposing a balcony projection of 3.05m (approx. 10.01ft) whereas By-law 0225-2007, as amended, permits a maximum of balcony projection of 1.00m (approx. 3.28ft) in this instance.

The Committee has set **Thursday, May 29, 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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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A128.25
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 2225 Erin Mills Pkwy, zoned C3 - Commercial, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow reduced parking rate for the subject lands proposing a parking rate of 2.34 per 100m² GFA – non-residential for a Retail Center with a greater than 2000m² GFA – non-residential whereas By-law 0225-2007, as amended, requires a minimum parking rate of 4.50 per 100m² GFA – non-residential for a Retail Center with a greater than 2000m² GFA – non-residential in this instance.

The Committee has set **Thursday, May 29, 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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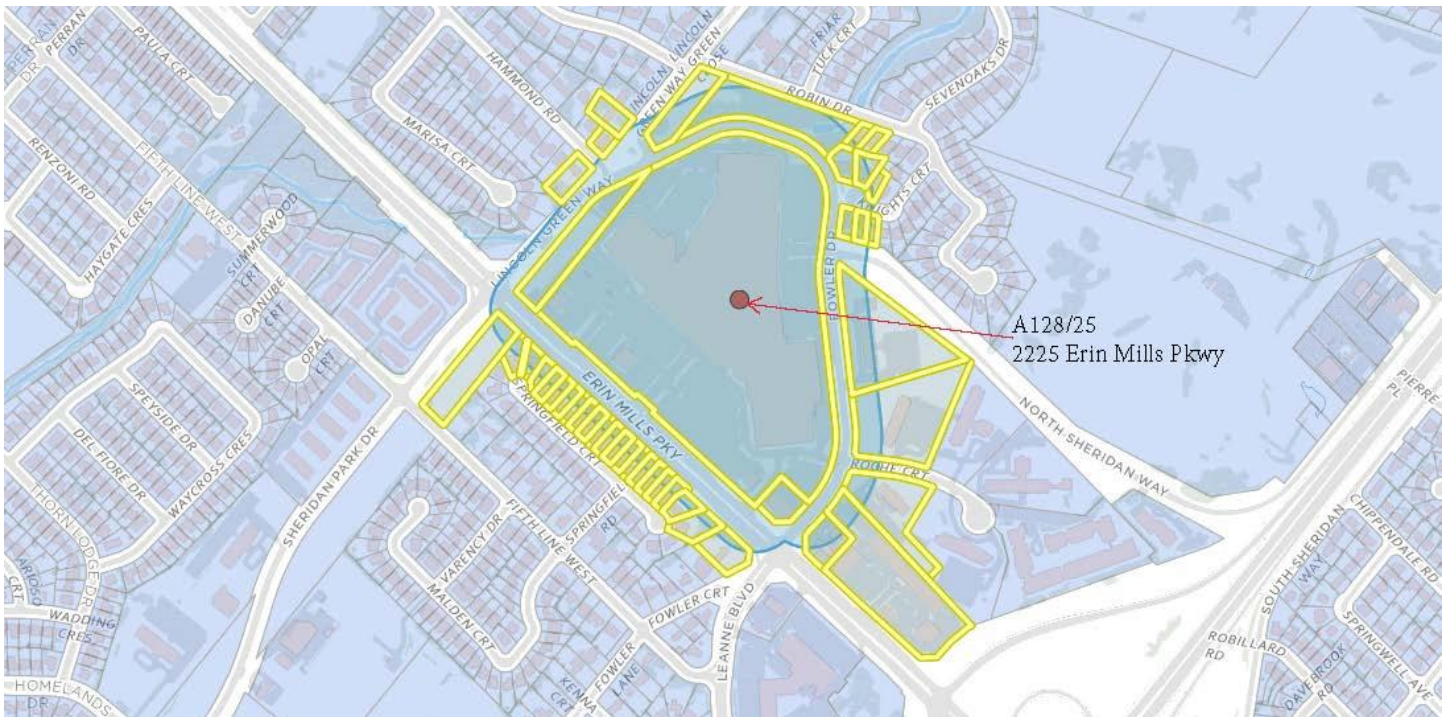
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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A129.25
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 1242 Tecumseh Park Dr, 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 house proposing:

1. A cabana and porch area of 125.79sq m (approx. 1353.99sq ft) whereas By-law 0225-2007, as amended, permits a maximum cabana and porch area of 20sq m (approx. 215.28sq ft) in this instance;
2. A cabana basement area of 78.79sq m (approx. 848.09sq ft) whereas By-law 0225-2007, as amended, permits a maximum cabana basement area of 20sq m (approx.) in this instance;
3. A cabana height of 4.35m (approx. 14.27ft) whereas By-law 0225-2007, as amended, permits a maximum height of 3.50m (approx. 11.48ft) in this instance;
4. A combined floor area of all accessory structures of 206.58sq m (approx. 2223.61sq ft) whereas By-law 0225-2007, as amended, permits a maximum combined floor area of all accessory structures of 60sq m (approx. 645.84sq ft) in this instance;
5. A lot coverage of all accessory structures of 7.84% (206.58sq m) whereas By-law 0225-2007, as amended, permits a maximum lot coverage of all accessory structures of 5% (131.77sq m) in this instance;
6. A gross floor area of the main dwelling of 835.32sq m (approx. 8991.31sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 803.51sq m (approx. 8648.91sq ft) in this instance; and
7. 3 garages whereas By-law 0225-2007, as amended, permits a maximum of 2 garages in this instance.

The Committee has set **Thursday, May 29, 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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- **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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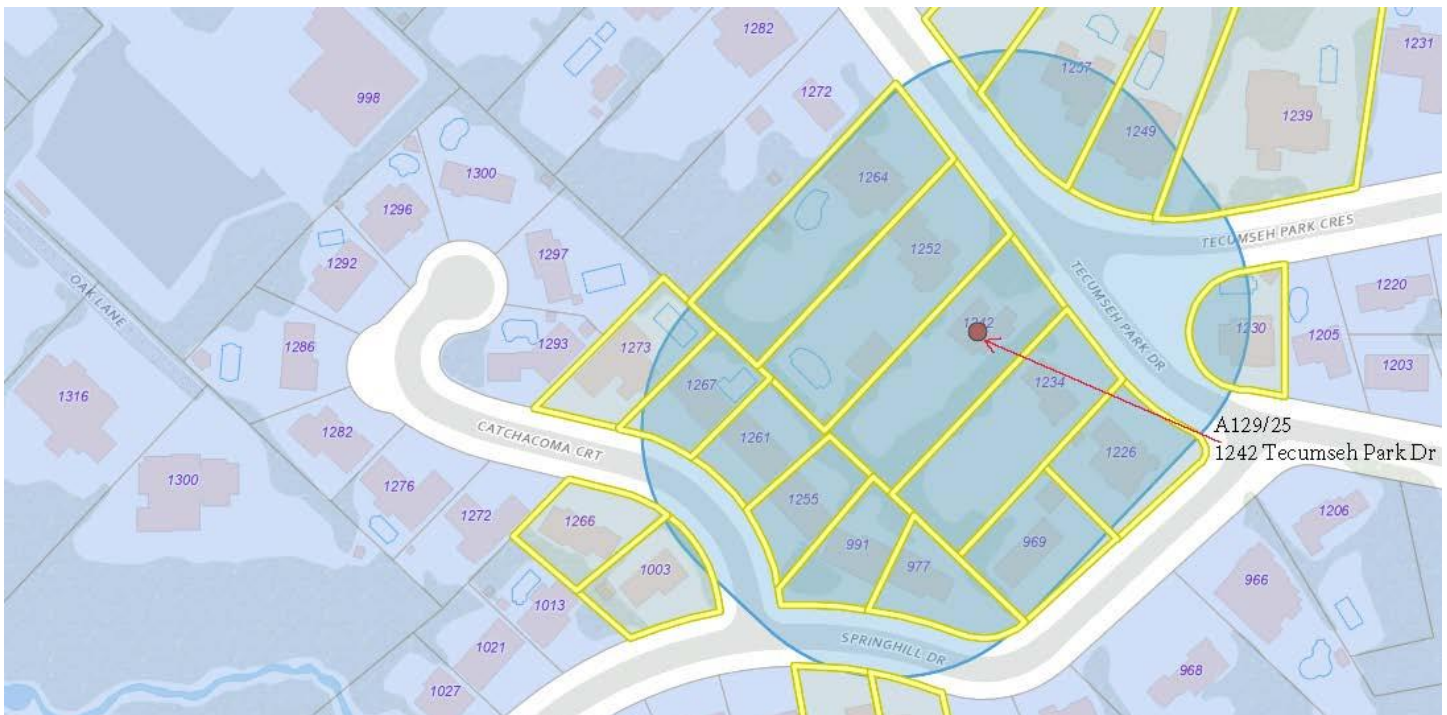
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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A476.24
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 446 Ceremonial Drive, zoned R4-22 - 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 permit and addition proposing:

1. A rear yard accessory structure setback from back property line of 0.30m (approx. 0.98ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard accessory structure setback from back property line of 0.61m (approx. 2.00ft) in this instance;
2. An accessory structure side setback from property line of 0.51m (approx. 1.67ft) whereas By-law 0225-2007, as amended, requires a minimum accessory structure side setback from property line of 0.61m (approx. 2.00ft) in this instance;
3. An area of rear yard accessory structure of 25.49sq m (approx. 274.37sq ft) whereas By-law 0225-2007, as amended, permits a maximum area of rear yard accessory structure of 10.00sq m (approx. 107.64sq ft) in this instance; and
4. An area of total accessory structure (rear yard accessory structure, portable storage, and car port) of 68.81sq m (approx. 740.66sq ft) whereas By-law 0225-2007, as amended, permits a maximum area of total accessory structure of 30.00sq m (approx. 322.92sq ft) in this instance.

The Committee has set **Thursday, May 29, 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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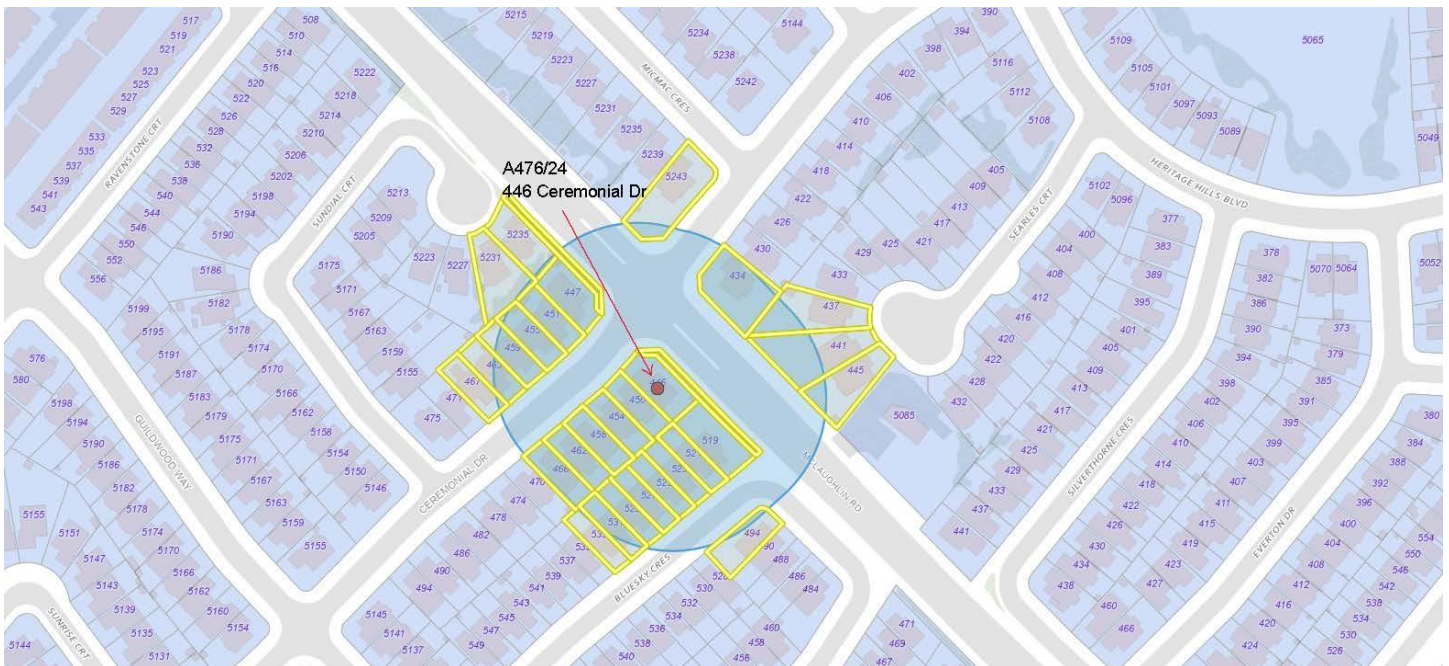
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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A572.24
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 5127 -5171 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 for a parking reduction proposing 105 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 139 parking spaces in this instance.

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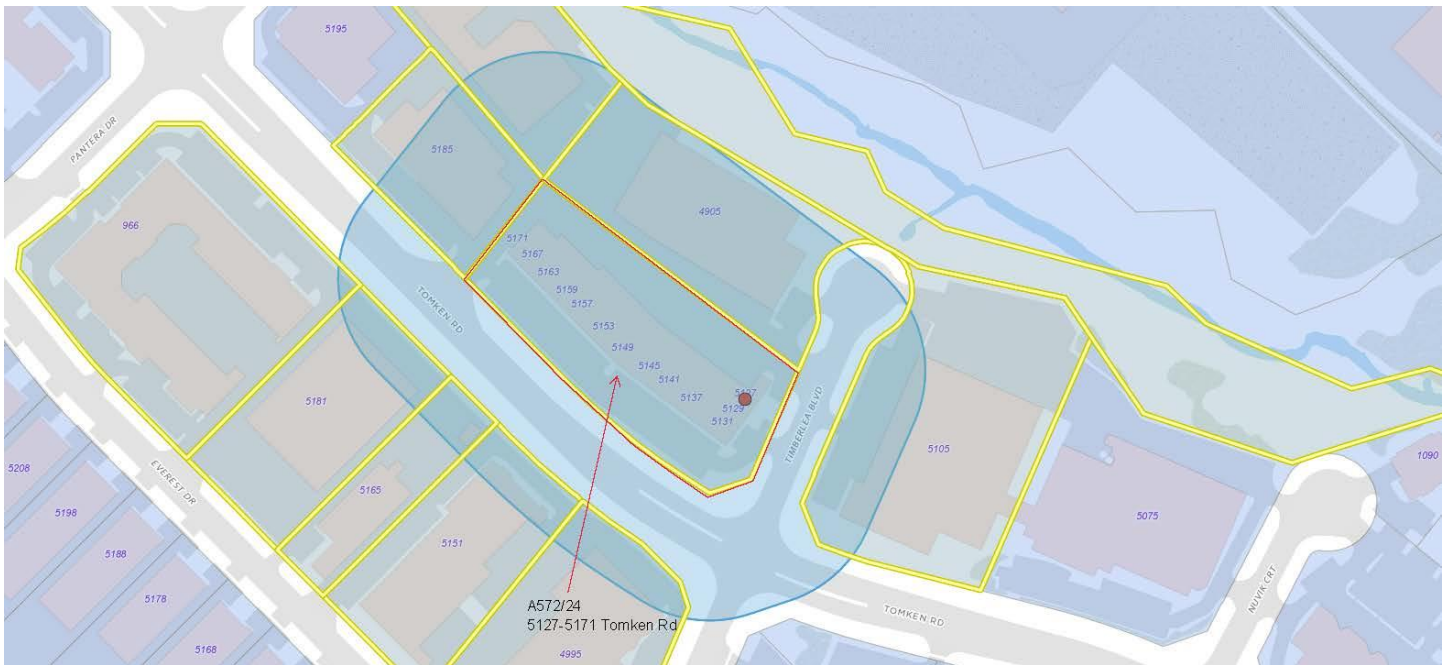
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