
Committee of Adjustment

Date: June 19, 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 B11.25
992 & 996 Rangeview Rd (Ward 1)
 - 4.2 B14.25 B15.25 A169.25
1710 Carrington Rd (Ward 6)
 - 4.3 A152.25
5500 Dixie Rd (Ward 5)
 - 4.4 A157.25
5463 Fudge Terr (Ward 10)
 - 4.5 A162.25
6750 Winston Churchill Blvd (Ward 9)
 - 4.6 A163.25
1725 Mississauga Rd (Ward 8)
 - 4.7 A164.25
3009 Novar Rd (Ward 7)
 - 4.8 A167.25
2045 Dundas St E Unit 5 (Ward 3)
 - 4.9 A168.25
5570 Bonnie St (Ward 10)
 - 4.10 A170.25
42 John St S (Ward 1)
 - 4.11 A171.25
4026 Westminster Pl (Ward 3)
 - 4.12 A480.24
5258 Creditview Rd (Ward 6)

- 4.13 A58.25
 2461 Donnavale Dr (Ward 7)
- 4.14 A82.25
 1325 Burnhamthorpe Rd E (Ward 3)
- 4.15 A94.25
 3630 Freeman Terr (Ward 10)
- 5. OTHER BUSINESS
- 6. ADJOURNMENT



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: B11.25
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 992 & 996 Rangeview Rd, zoned E2-21 - Employment, has applied for Consent under Section 53 of the Planning Act. The applicant requests the consent of the Committee to sever a parcel of land to create a new lot and easements. The parcel of land has a frontage of approximately 48.71m (approx. 159.81ft) and an area of approximately 3,673.20sq m (approx. 39,538.00sq ft).

The Committee has set **Thursday, June 19, 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 file number or property address you are commenting on. Should you wish to have your personal information removed from your comment, please contact our office as soon as possible after your submission. Our offices will attempt to de-identify and remove your personal information from your comment. Please note that your information will only be redacted once the request is received.

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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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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: B14.25 B15.25 A169.25
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 1710 Carrington Rd, zoned RL - Residential, has applied for consent under Section 53 and minor variance(s) under Section 45 of the Planning Act. B14.25

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 19.81m (approx. 65.00ft) and an area of approximately 752.70sq m (approx. 8,102.00sq ft).

B15.25

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 18.29m (approx. 60.00ft) and an area of approximately 694.90sq m (approx. 7,479.84sq ft).

A169.25

The applicant requests the Committee to approve a minor variance for the severed lands of B14.25 to allow the construction of a new dwelling proposing:

1. An exterior side yard setback of 4.88m (approx. 16.01ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback of 6.00m (approx. 19.69ft) in this instance;
2. A porch encroachment to the exterior side yard of 4.44m (approx. 14.57ft) whereas By-law 0225-2007, as amended, permits a maximum porch encroachment to the exterior side yard of 1.60m (approx. 5.25ft) in this instance; and
3. A balcony encroachment to the exterior side yard of 3.54m (approx. 11.61ft) whereas By-law 0225-2007, as amended, permits a maximum balcony encroachment to the exterior side yard of 1.00m (approx. 3.28ft) 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 5500 Dixie Rd, zoned C3-42 - Commercial and 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 a concrete equipment pad proposing a landscaped buffer of 4.51m (approx. 14.80ft) whereas By-law 0225-2007, as amended, requires a minimum landscaped buffer of 9.00m (approx. 29.53ft) in this instance.

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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A157.25
Ward: 10

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 5463 Fudge Terr, zoned RM5-48 - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow an additional entrance proposing a side yard setback of 0.37m (approx. 1.21ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 0.60m (approx. 1.97ft) in this instance.

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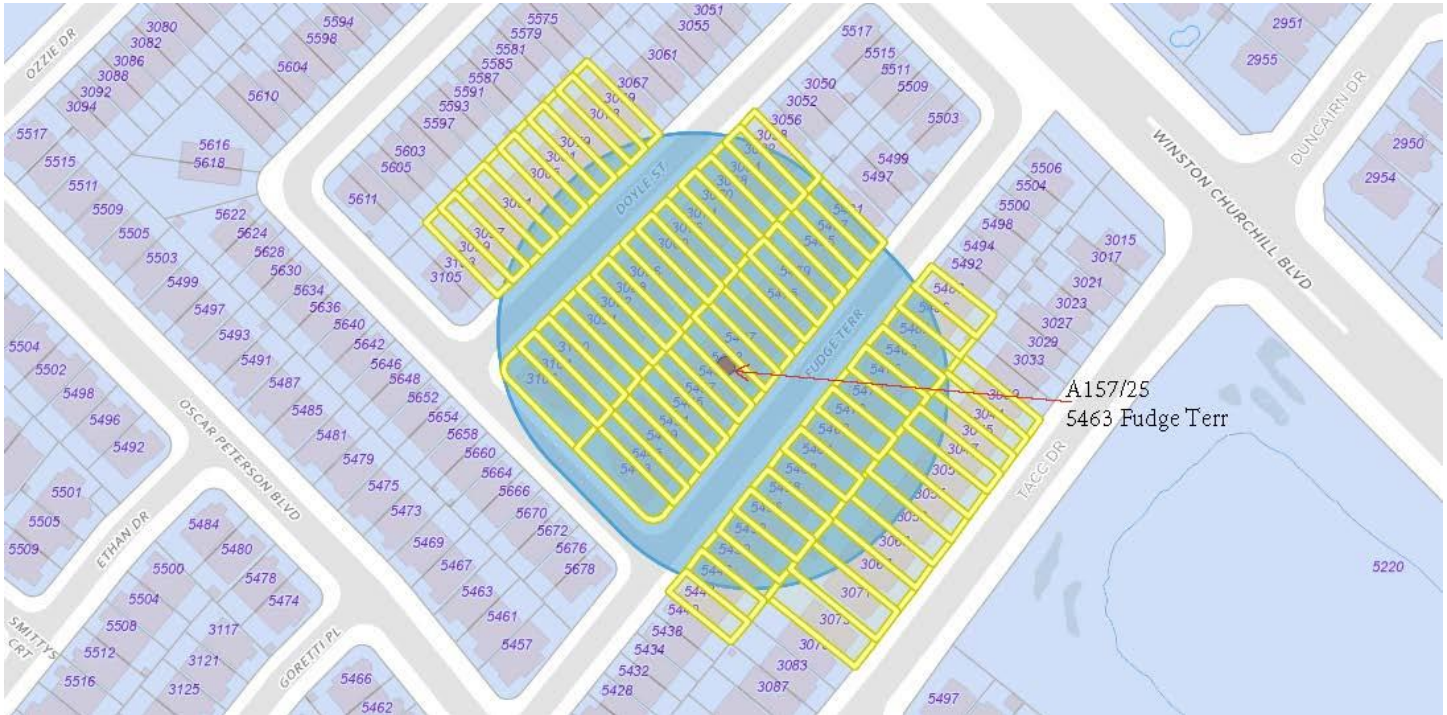
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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A162.25
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 6750 Winston Churchill Blvd, zoned C2 - Commercial, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow reduced parking spaces proposing 123 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 149 parking spaces in this instance.

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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A163.25
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 1725 Mississauga Rd, zoned OS2-5 - Open Space, G1 & G1-3 - Greenland & U - Utility, 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 temporary tents and stages on the subject property proposing:

1. Temporary tents and stages to be on-site for 63 consecutive days whereas By-law 0225-2007, as amended, permits a maximum number of 14 consecutive days for temporary tents and stages to be on-site in this instance;
2. Temporary tents and stages to be on-site for 63 days within one calendar year whereas By-law 0225-2007, as amended, permits a maximum number of 28 days within one calendar year for temporary tents and stages to be on-site in this instance; and
3. Temporary tents and stages within a G1-3 - Greenland zone whereas By-law 0225-2007, as amended, does not permit temporary tents within a G1-3 - Greenland zone in this instance.

The Committee has set **Thursday, June 19, 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 file number or property address you are commenting on. Should you wish to have your personal information removed from your comment, please contact our office as soon as possible after your submission. Our offices will attempt to de-identify and remove your personal information from your comment. Please note that your information will only be redacted once the request is received.

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Committee of Adjustment Appeal Process:

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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A164.25
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 3009 Novar Rd, zoned RA4-53 - 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 parking on the subject property proposing:

1. Four parking spaces to be 2.70m (approx. 8.86ft) in width when abutting a wall and/ or column deeper than 1.00m (approx. 3.28ft) whereas By-law 0225-2007, as amended, requires a minimum width of 2.75m (approx. 9.02ft) when abutting a wall and/or column deeper than 1.00m. (approx. 3.28ft) in this instance; and
2. One parking space to be 2.60m (approx. 8.53ft) in width when abutting a wall and/ or column deeper than 1.00m (approx. 3.28ft) whereas By-law 0225-2007, as amended, requires a minimum width of 2.75m (approx. 9.02ft) when abutting a wall and/or column deeper than 1.00m. (approx. 3.28ft) in this instance.

The Committee has set **Thursday, June 19, 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.
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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 file number or property address you are commenting on. Should you wish to have your personal information removed from your comment, please contact our office as soon as possible after your submission. Our offices will attempt to de-identify and remove your personal information from your comment. Please note that your information will only be redacted once the request is received.

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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: A167.25
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 2045 Dundas St E Unit 5, zoned C3-65 - 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 parking on the subject site proposing 369 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 416 parking spaces in this instance.

The Committee has set **Thursday, June 19, 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 Appeal Process:

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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 5570 Bonnie St, zoned RM5-48 - 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 stairwell entrance in the exterior side yard proposing an exterior side yard setback of 3.24m (approx. 10.63ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback of 3.50m (approx. 11.49ft) in this instance.

The Committee has set **Thursday, June 19, 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: A170.25
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 42 John St S, zoned RS-185 - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow an addition to the existing dwelling proposing:

1. An interior side yard setback to the south of 2.20m (approx. 7.22ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback to the south of 3.00m (approx. 9.84ft) in this instance;
2. A driveway setback to the north side of 0.10m (approx. 0.33ft) whereas By-law 0225-2007, as amended, requires a minimum driveway setback to the north side of 0.60m (approx. 1.97ft) in this instance;
3. A rear yard setback of 5.20m (approx. 17.06ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback of 7.00m (approx. 22.97ft) in this instance;
4. A front yard setback of 2.60m (approx. 8.53ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 3.50m (approx. 11.48ft) in this instance;
5. A front yard setback to the bay window of 2.00m (approx. 6.56ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback to the bay window of 2.90m (approx. 9.51ft) in this instance;
6. An interior side yard setback to the car port of 0.40m (approx. 1.31ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback to the car port of 1.20m (approx. 3.94ft) in this instance; and
7. An interior side yard setback to the eave overhang of car port of 0.20m (approx. 0.66ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback to the car port of 0.75m (approx. 2.46ft) in this instance.

The Committee has set **Thursday, June 19, 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: A171.25
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 4026 Westminster Pl, zoned RS - 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 lot coverage of 48.00% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 40.00% in this instance; and
2. An accessory structure area of 16.39sq m (approx. 176.42sq ft) whereas By-law 0225-2007, as amended, permits a maximum accessory structure area of 10.00sq m (approx. 107.64sq ft) in this instance.

The Committee has set **Thursday, June 19, 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.
- **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 file number or property address you are commenting on. Should you wish to have your personal information removed from your comment, please contact our office as soon as possible after your submission. Our offices will attempt to de-identify and remove your personal information from your comment. Please note that your information will only be redacted once the request is received.

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:

- For more information about this matter, contact committee.adjustment@mississauga.ca or call 905-615-3200 x5507. Alternatively, information can be obtained in person by making an appointment with the Committee of Adjustment at 300 City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. Appointments can be booked using the "Book an appointment" button on the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

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Committee of Adjustment Appeal Process:

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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A480.24
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 5258 Creditview 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 for the construction of a new dwelling proposing:

1. A rear yard setback of 5.15m (approx. 16.90ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback of 7.50m (approx. 24.61ft) in this instance; and
2. A lot coverage of 42.33% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 37.1% in this instance.

The Committee has set **Thursday, June 19, 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 file number or property address you are commenting on. Should you wish to have your personal information removed from your comment, please contact our office as soon as possible after your submission. Our offices will attempt to de-identify and remove your personal information from your comment. Please note that your information will only be redacted once the request is received.

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Additional Information:

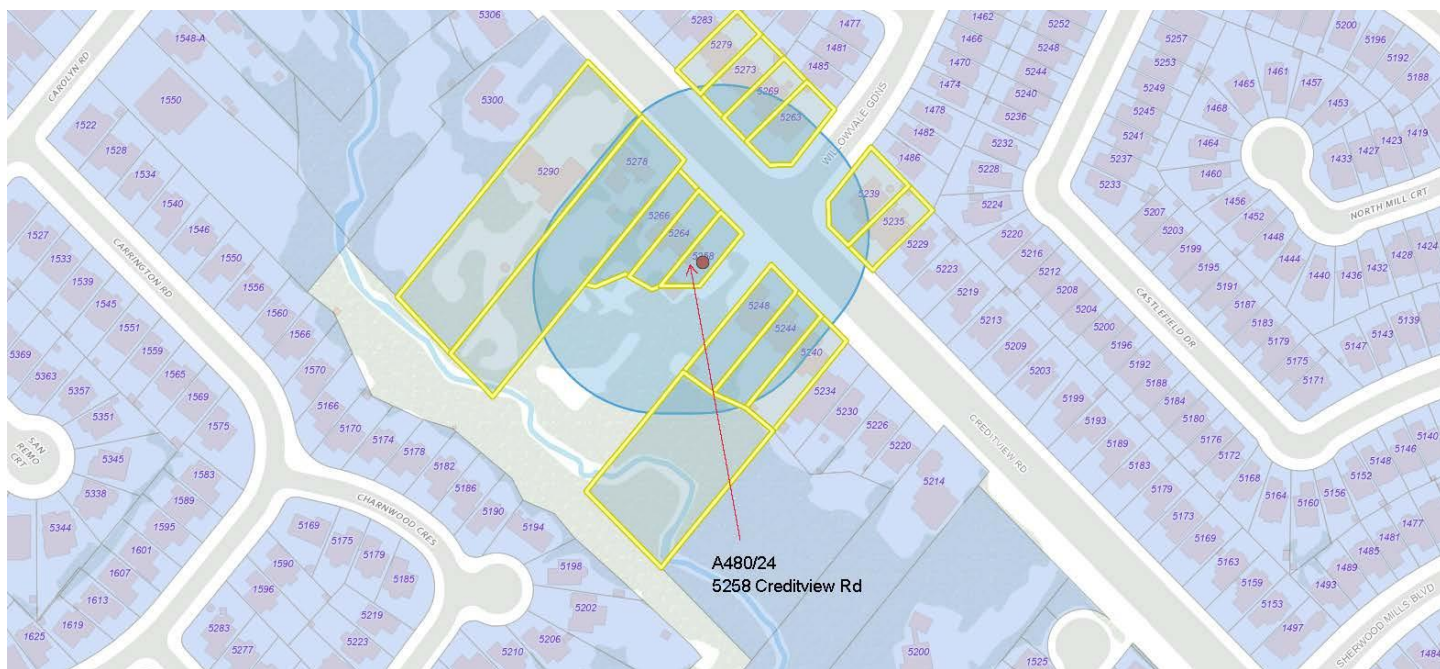
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Committee of Adjustment Appeal Process:

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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: 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:

1. A porch eaves setback to the exterior side lot line of 1.71m (approx. 5.61ft) whereas By-law 0225-2007, as amended, requires a minimum setback to the exterior side lot line of 3.95m (approx. 12.96ft) in this instance;
2. A driveway setback of 0.00m whereas By-law 0225-2007, as amended, requires a minimum driveway setback of 0.60m (approx. 1.97ft) in this instance;
3. An awning setback in the exterior side yard of 1.36m (approx. 4.46ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 5.39m (approx. 17.68ft) in this instance; and
4. A front porch setback to the exterior side lot line of 2.115m (approx. 6.94ft) whereas By-law 0225-2007, as amended, requires a minimum setback to the exterior side lot line of 4.40m (approx. 14.44ft) in this instance.

The Committee has set **Thursday, June 19, 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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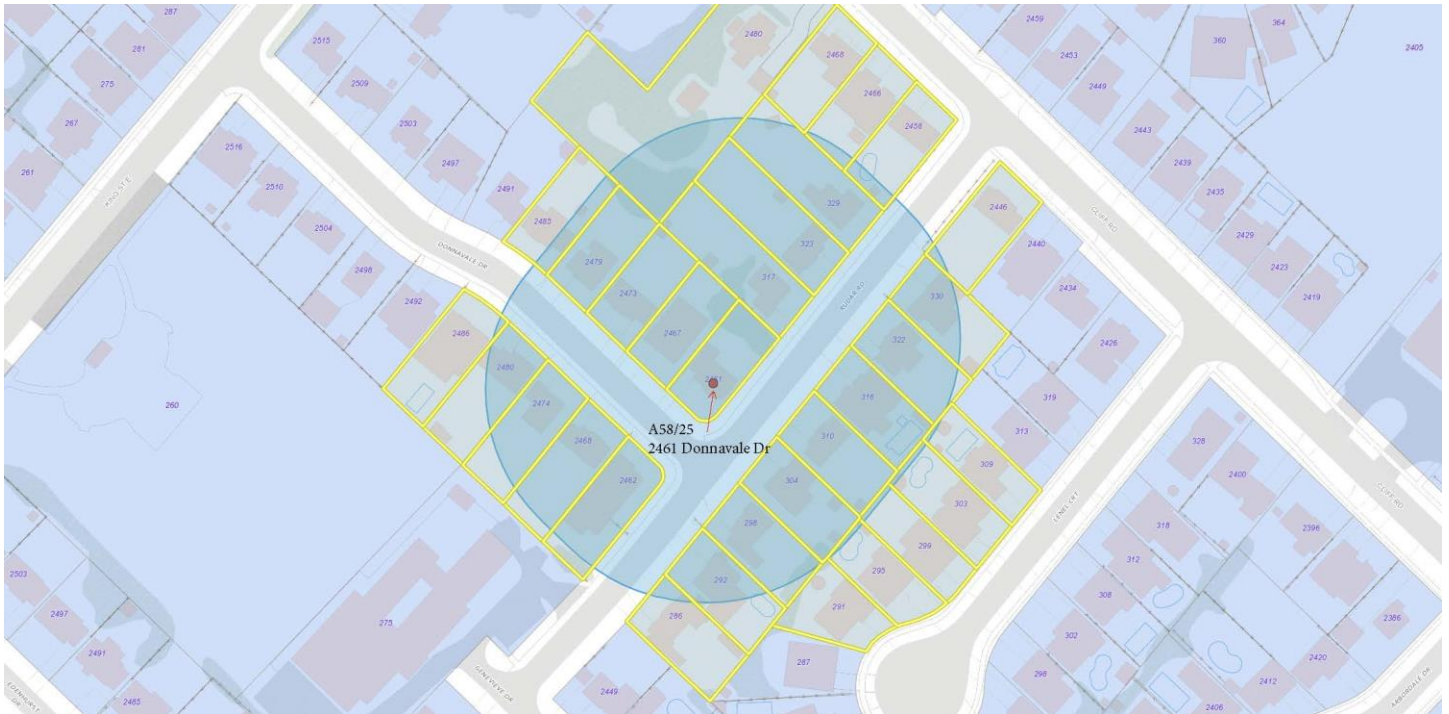
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Additional Information:

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Committee of Adjustment Appeal Process:

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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: 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; and
2. 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, June 19, 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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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 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 and driveway 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;
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;
3. An exterior side yard setback of 2.59m (approx. 8.50ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback of 4.50m (approx. 14.76ft) in this instance; and
4. A driveway width of 7.04m (approx. 23.10ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.69ft) in this instance.

The Committee has set **Thursday, June 19, 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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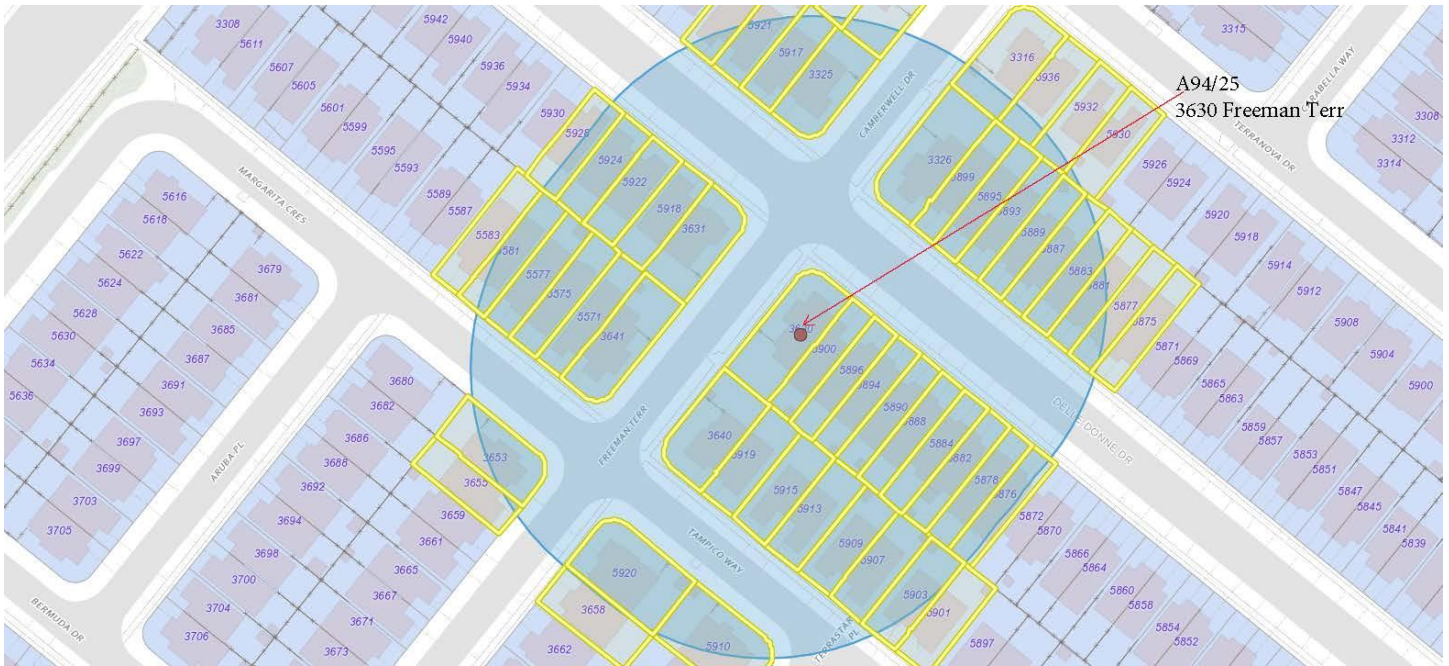
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