
Committee of Adjustment

Date: June 19, 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:
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 A5.25
577 Bud Gregory Blvd (Ward 4)
 - 4.2 A46.25
1532 Drymen Cres (Ward 1)
 - 4.3 A172.25
3610 Burnbrae Dr (Ward 6)
 - 4.4 A173.25
1472 Indian Rd (Ward 2)
 - 4.5 A174.25
1755 Argentia Rd (Ward 11)
 - 4.6 A177.25
1018 Galesway Blvd (Ward 6)
 - 4.7 A178.25
38 Vista Dr (Ward 11)
 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 577 Bud Gregory Blvd, 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 a basement walkout and accessory structure proposing:

1. Stairs, stairwells or retaining walls to facilitate an entrance below grade in an exterior side yard whereas By-law 0225-2007, as amended, does not permit a below grade entrance in an exterior side yard in this instance;
2. An exterior side yard measured to the below grade stairwell of 3.59m (approx. 11.78ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard measured to a below grade stairwell of 4.50m (approx. 14.76ft) in this instance;
3. An exterior side yard measured to the eaves of 3.13m (approx. 10.27ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard measured to the eaves of 4.05m (approx. 13.29ft) in this instance; and
4. An exterior side yard measured to an accessory structure of 0.15m (approx. 0.49ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard measured to an accessory structure of 4.50m (approx. 14.76ft) in this instance.

The Committee has set **Thursday, June 19, 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/>.

How to participate:

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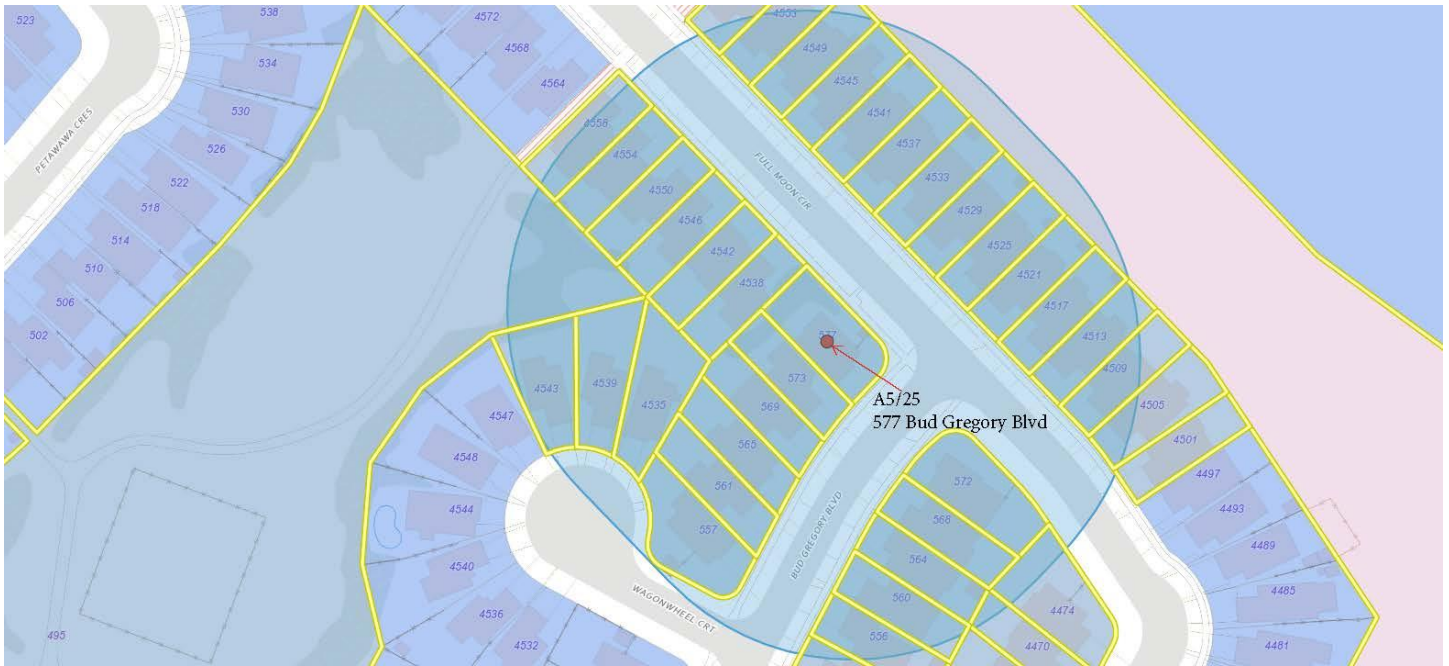
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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A46.25
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 1532 Drymen Cres, 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 two accessory structures proposing:

1. An eaves setback of rear yard shed #1 to the side lot line of 0.63m (approx. 2.07ft) whereas By-law 0225-2007, as amended, permits a maximum eaves setback to the side lot line of 0.75m (approx. 2.46ft) in this instance;
2. A concrete pad setback of rear yard shed #1 to the side lot line of 0.32m (approx. 1.05ft) whereas By-law 0225-2007, as amended, permits a maximum concrete pad setback of rear yard shed #1 to the side lot line of 0.61m (approx. 2.00ft) in this instance;
3. A setback of rear yard shed #1 to the side lot line of 0.66m (approx. 2.17ft) whereas By-law 0225-2007, as amended, permits a maximum setback of rear yard shed #1 to the side lot line of 1.20m (approx. 3.94ft) in this instance; and
4. A setback of rear yard shed #2 to the side lot line of 0.91m (approx. 2.99ft) whereas By-law 0225-2007, as amended, permits a maximum setback of rear yard shed #2 to the side lot line of 1.20m (approx. 3.94ft) in this instance.

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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A172.25
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 3610 Burnbrae Dr, zoned RL - 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 the construction of a new dwelling proposing:

1. A lot coverage of 37.85% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% in this instance; and
2. A front yard setback to the dwelling of 6.80m (approx. 22.31ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback to the dwelling of 7.50m (approx. 24.61ft) in this instance;
3. A front yard setback to the garage of 7.06m (approx. 23.16ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback to the garage of 7.50m (approx. 24.61ft) in this instance; and
4. A front yard setback to the porch step of 7.08m (approx. 23.23ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback to the porch step of 7.50m (approx. 24.61ft) in this instance.

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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A173.25
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 1472 Indian Rd, zoned RL-6 - 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 combined width of side yards of 3.82m (approx. 12.53ft) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 6.97m (approx. 22.87ft) in this instance; and
2. A driveway width of 8.69m (approx. 28.51ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m (approx. 27.89ft) in this instance.

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Details of the application and meeting information:

The property owner of 1755 Argentia Rd, zoned E2-29 - 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 additional parking spaces proposing a landscaped buffer from a lot line to a street line of 0.25m (approx. 0.82ft) whereas By-law 0225-2007, as amended, requires a minimum landscaped buffer from a lot line to a street line of 4.50m (approx. 14.76ft) in this instance.

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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A177.25
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 1018 Galesway Blvd, 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 a below grade entrance proposing an interior side yard setback of 0.02m (approx. 0.07ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 1.20m (approx. 3.94ft) in this instance.

The Committee has set **Thursday, June 19, 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/>.

How to participate:

Public participation at hearings helps the Committee make informed decisions. There are several methods to participate:

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

<http://www.mississauga.ca/portal/cityhall/council-and-committee-videos>

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

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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A178.25
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 38 Vista Dr, zoned RL-103 - 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 detached single car garage in the rear yard proposing:

1. A setback of 0.61m (approx. 2.00ft) from the side lot line whereas By-law 0225-2007, as amended, requires a minimum setback of 1.20m (approx. 3.94ft) in this instance; and
2. An eave encroachment of 0.895m (approx. 2.94ft) whereas By-law 0225-2007, as amended, permits a maximum encroachment of 0.45m (approx. 1.48ft) in this instance.

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

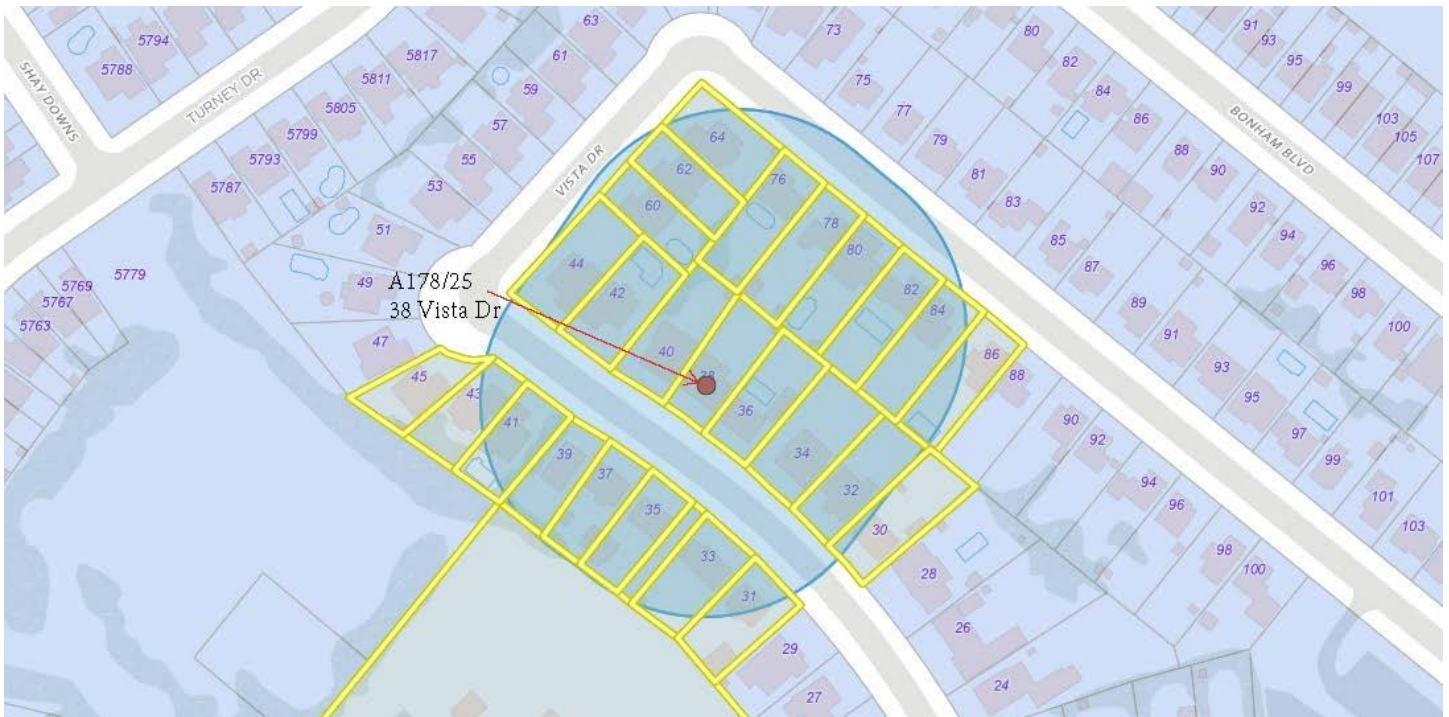
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