
Committee of Adjustment

Date: August 14, 2025
Time: 1:00 PM
Location: Council Chambers, Civic Centre, 2nd Floor
300 City Centre Drive, Mississauga, Ontario, L5B 3C1
and Online Video Conference

Members

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

Contacts

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

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

Send written submissions or request notification of future meetings to:

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

Requests to speak:

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

Friday prior to the hearing. If you do not wish to speak, the hearing will be livestreamed here:
www.mississauga.ca/portal/cityhall/council-and-committee-videos.

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1. CALL TO ORDER
 2. DECLARATION OF CONFLICT OF INTEREST
 3. DEFERRALS OR WITHDRAWALS
 4. MATTERS TO BE CONSIDERED
 - 4.1 B23.25 A238.25 A239.25
38 Woodlawn Ave (Ward 1)
 - 4.2 B32.21 A191.21 A192.21
1949 Lincoln Green Way (Ward 8)
 - 4.3 A225.25
1416 Shadowa Rd (Ward 2)
 - 4.4 A227.25
906 Ninth St (Ward 1)
 - 4.5 A228.25
1060 Mississauga Heights Dr (Ward 7)
 - 4.6 A229.25
520 Matisse Pl (Ward 11)
 - 4.7 A232.25
110 Ambassador Dr (Ward 5)
 - 4.8 A234.25
1322 Northmount Ave (Ward 1)
 - 4.9 A235.25
3631 Molly Ave (Ward 4)
 - 4.10 A236.25
2058 Springbank Rd (Ward 8)
 - 4.11 A237.25
2437 Genevieve Dr (Ward 7)
 - 4.12 A240.25
389 Temagami Cres (Ward 2)

- 4.13 A242.25
 199 Kenollie Ave (Ward 1)
- 4.14 A112.25
 6912 Amour Terr (Ward 11)
- 4.15 A120.25
 1167 Strathy Ave (Ward 1)

5. OTHER BUSINESS

6. ADJOURNMENT



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: B23.25 A238.25 A239.25
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 38 Woodlawn Ave, zoned RM7-5 - Residential, has applied for consent under Section 53 and minor variance(s) under Section 45 of the Planning Act.

B23.25

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 7.62m (approx. 25.00ft) and an area of approximately 289.29sq m (approx. 3,113.89sq ft).

A238.25

The applicant requests the Committee to approve a minor variance for the severed lands of B23.25 to allow the construction of a new dwelling proposing:

1. A lot coverage of 45.52% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 45.00% in this instance; and
2. One parking space whereas By-law 0225-2007, as amended, requires a minimum of four parking spaces in this instance.

A239.25

The applicant requests the Committee to approve a minor variance for the retained lands of B23.25 to allow the construction of a new dwelling proposing:

1. A lot coverage of 45.55% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 45.00% in this instance; and
2. One parking space whereas By-law 0225-2007, as amended, requires a minimum of four parking spaces in this instance.

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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: B32.21
Ward: 8

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 1949 Lincoln Green Way, zoned RL – Residential, has applied for Consent under Section 53 of the Planning Act. The applicant requests the approval of the Committee to sever a parcel of land for the creation of a new lot. The parcel of land has a frontage of approximately 15.24m (50ft) and an area of approximately 845.70sq m (9,103.04sq.ft).

A191/21:

The applicant has decided not to proceed with the matter and has subsequently requested the application be withdrawn from the Committee's agenda.

A192/21:

The applicant has decided not to proceed with the matter and has subsequently requested the application be withdrawn from the Committee's agenda.

The Committee has set **Thursday August 14, 2025 at 1:00 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown.

How to participate:

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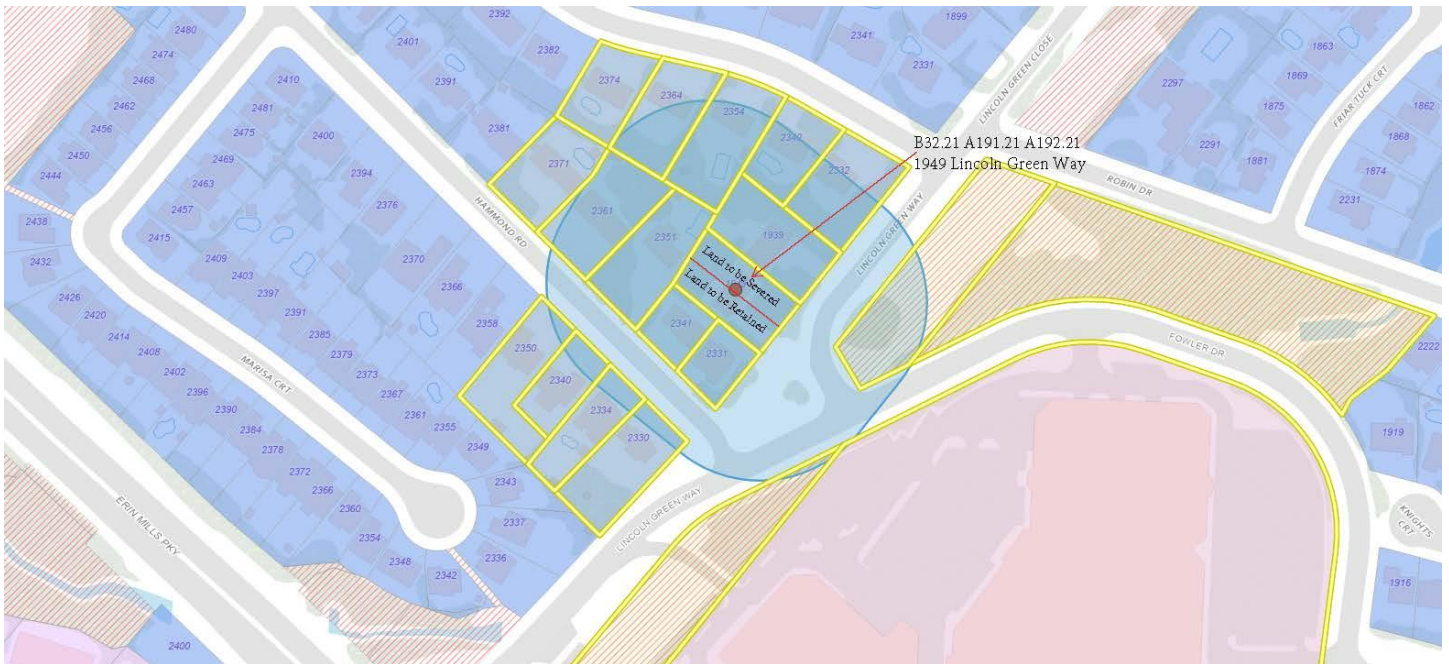
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- If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Committee of Adjustment via email at committee.adjustment@mississauga.ca or by mailing the Committee 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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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 1416 Shadowa Rd, zoned RL-1 - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow an addition proposing:

1. Two kitchens whereas By-law 0225-2007, as amended, permits a maximum of one kitchen in this instance; and
2. A gross floor area – infill residential of 614.02sq m (approx. 6,609.25sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area – infill residential of 497.80sq m (approx. 5,358.28sq ft) in this instance.

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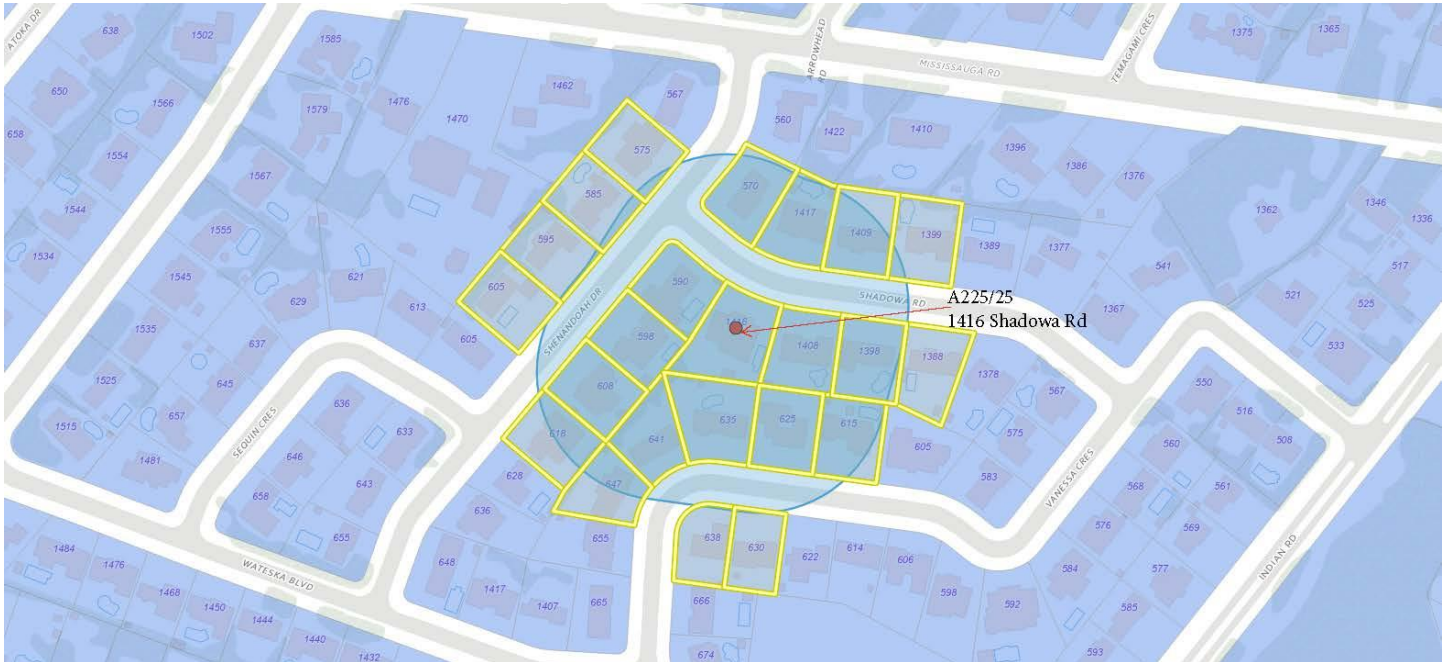
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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A227.25
Ward: 1

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 906 Ninth St, zoned RL - 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 a lot coverage of 38.92% (144.64sq. m) whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% (130.06sq. m) in this instance.

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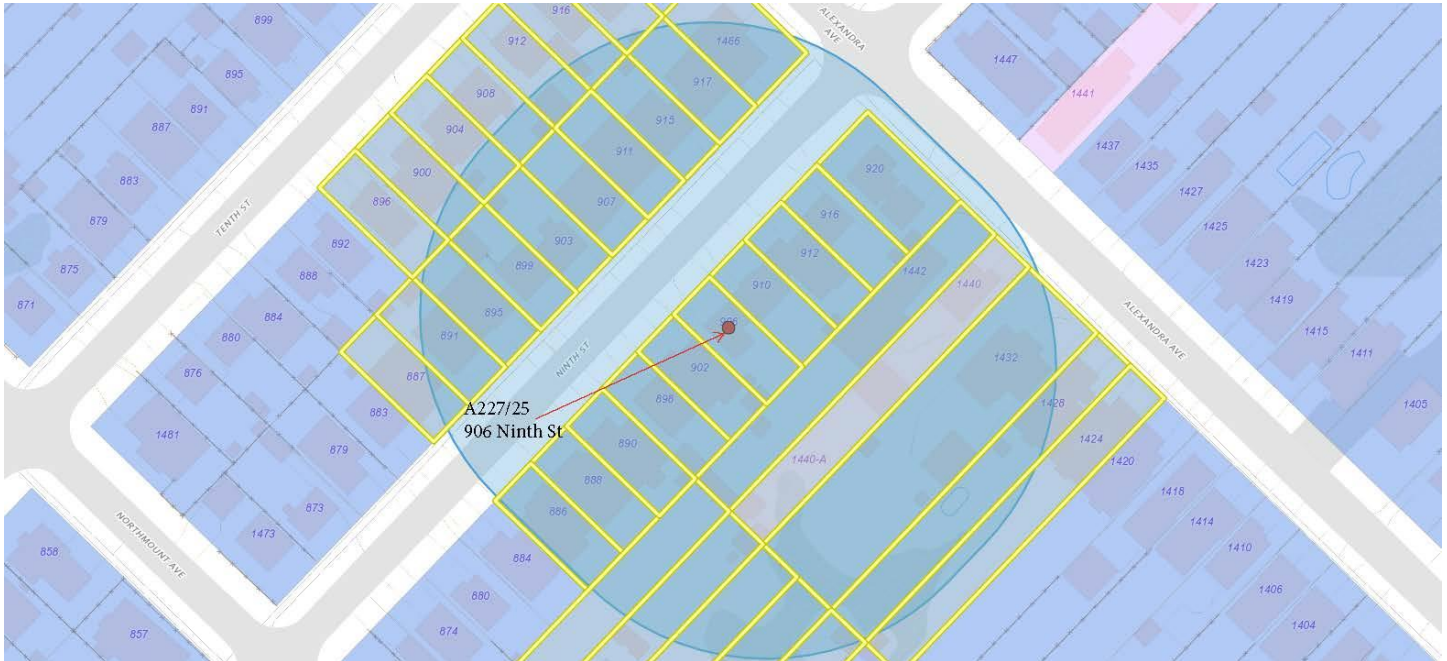
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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A228.25
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 1060 Mississauga Heights Dr, zoned RL - 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 dwelling depth of 33.04m (approx. 108.40ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00m (approx. 65.62ft) in this instance;
2. A front yard – soft landscaping area of 5.39% whereas By-law 0225-2007, as amended, requires a minimum front yard – soft landscaping area of 40% in this instance; and
3. A driveway width of 10.67m (approx. 35.01ft) 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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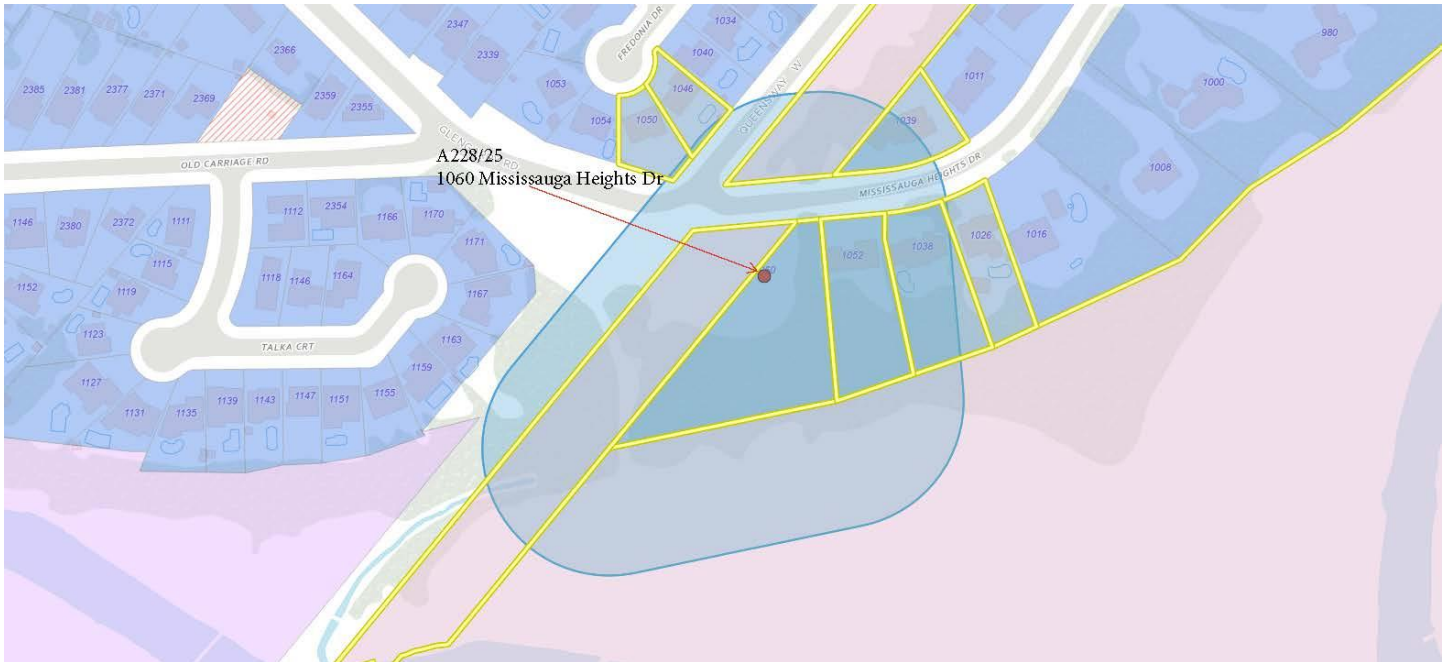
<http://www.mississauga.ca/portal/cityhall/council-and-committee-videos>

Additional Information:

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Committee of Adjustment Appeal Process:

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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A229.25
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 520 Matisse Pl, zoned RS-174 - 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 a side yard setback of 0.29m (approx. 0.95ft) 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, August 14, 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.
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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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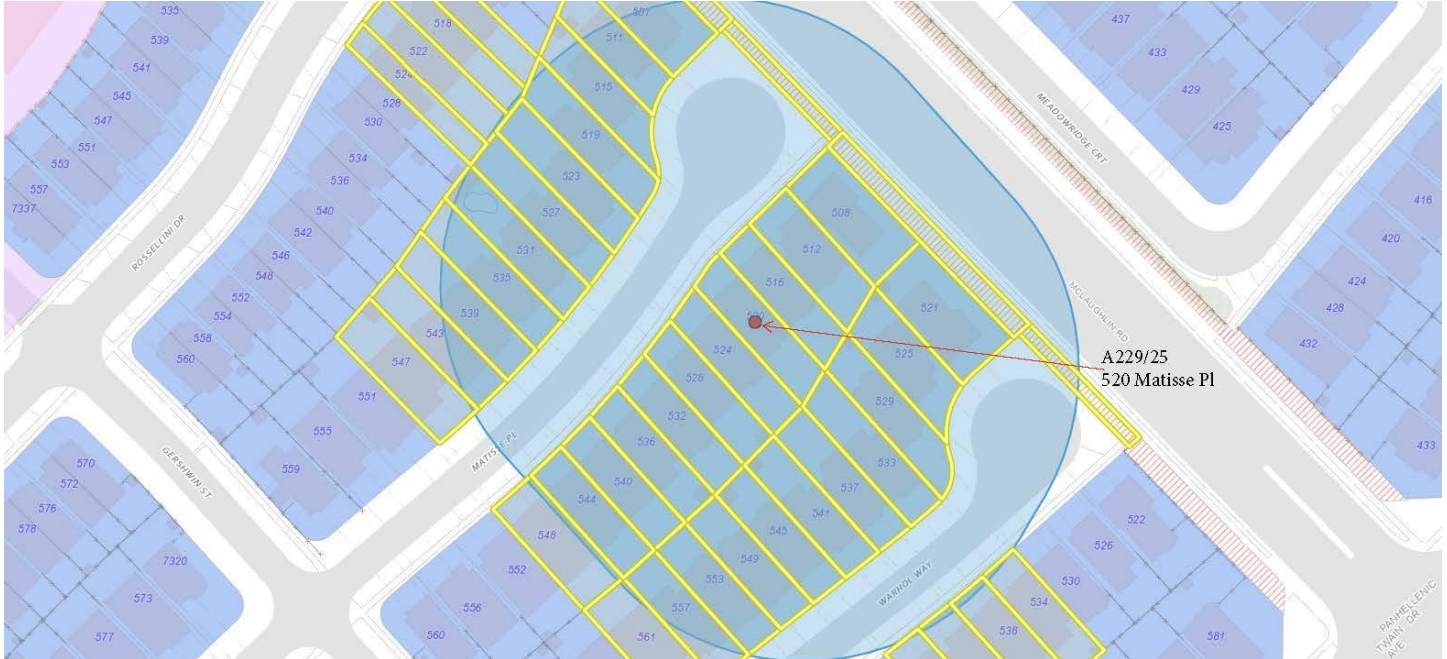
Additional Information:

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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A232.25
Ward: 5

In Person and Virtual Public Hearing

Why you received this letter:

You are receiving this letter because you are the owner of a neighbouring property within 60m (200ft) of the subject property, or are the agent/interested party/owner of the property for the application.

Details of the application and meeting information:

The property owner of 110 Ambassador Dr, zoned O2-1 - 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 the change of use proposing a Manufacturing Facility use in O2-1 Zone whereas By-law 0225-2007, as amended, does not allow a Manufacturing Facility use in O2-1 Zone in this instance.

The Committee has set **Thursday, August 14, 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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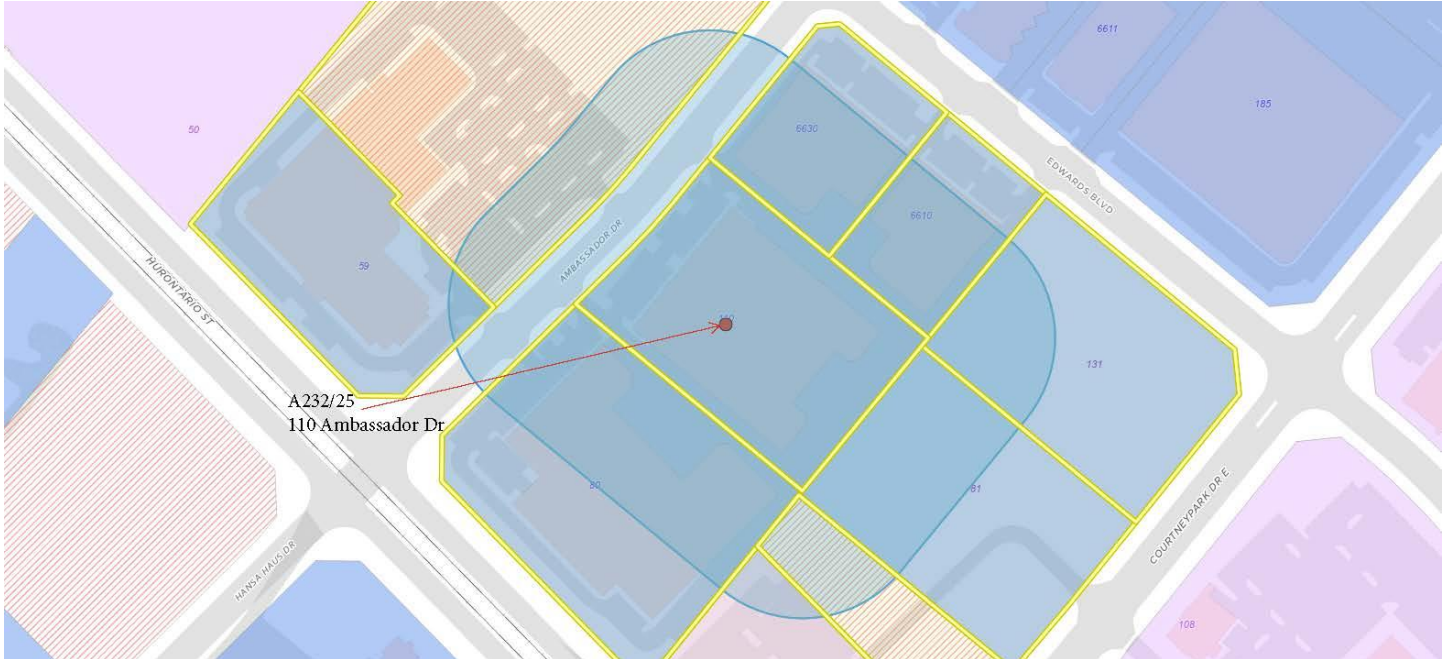
Additional Information:

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Committee of Adjustment Appeal Process:

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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A234.25
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 1322 Northmount Ave, zoned RL - 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 dwelling unit depth of 22.25m (approx. 73.00ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling unit depth of 20.00m (approx. 65.62ft) in this instance;
2. An interior side yard setback of 0.91m (approx. 2.99ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 1.20m (approx. 3.94ft) in this instance;
3. A window wells setback of 0.30m (approx. 0.98ft) whereas By-law 0225-2007, as amended, requires a minimum window wells setback of 0.60m (approx. 1.97ft) in this instance;
4. An interior side yard setback to eave overhang of 0.46m (approx. 1.51ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback to eave overhang of 0.75m (approx. 2.46ft) in this instance;
5. A balcony setback from the side lot line of 0.90m (approx. 2.95ft) whereas By-law 0225-2007, as amended, requires a minimum balcony setback from the side lot line of 1.20m (approx. 3.94ft) in this instance; and
6. An architectural feature wall height from average grade of 8.40m (approx. 27.56ft) whereas By-law 0225-2007, as amended, permits a maximum architectural feature wall height of 7.50m (approx. 24.61ft) in this instance.

The Committee has set **Thursday, August 14, 2025 at 1:00 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

How to participate:

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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A235.25
Ward: 4

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 3631 Molly Ave, zoned RL-205 - 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 extension of a driveway proposing a driveway width of 8.80m (approx. 28.87ft) 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, August 14, 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.
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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A236.25
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 2058 Springbank Rd, zoned RL - 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 building height of 11.26m (approx. 36.94ft) whereas By-law 0225-2007, as amended, permits a maximum building height of 10.70m (approx. 35.10ft) in this instance;
2. A building depth of 20.75m (approx. 68.07ft) whereas By-law 0225-2007, as amended, permits a maximum building depth of 20.00m (approx. 65.62ft) in this instance;
3. A driveway width of 10.02m (approx. 32.87ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m (approx. 27.89ft) in this instance; and
4. A maximum area of an attached garage of 84.80sq m (approx. 912.78sq ft) whereas By-law 0225-2007, as amended, permits a maximum area of an attached garage of 75.00sq m (approx. 807.29sq ft) in this instance.

The Committee has set **Thursday, August 14, 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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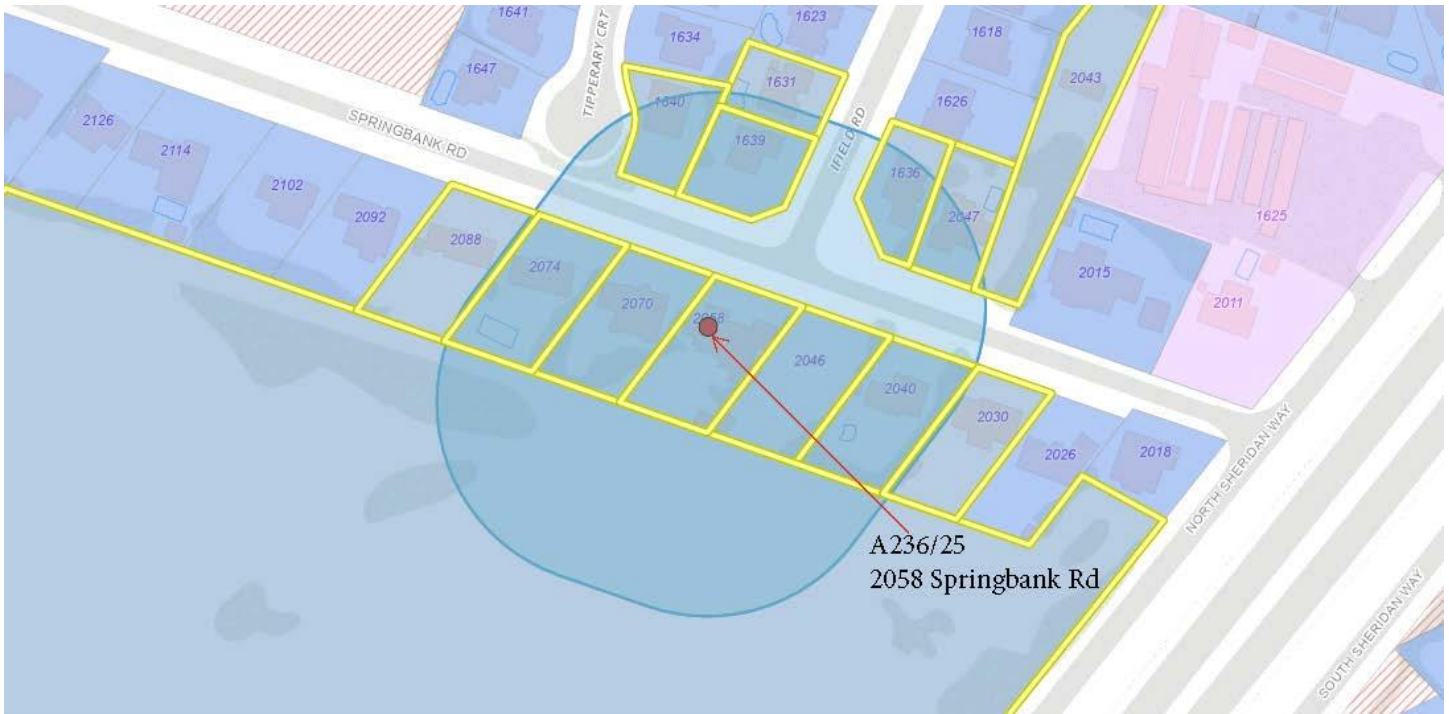
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Additional Information:

- 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: A237.25
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 2437 Genevieve Dr, zoned RL - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow the construction of a new dwelling proposing:

1. A lot coverage of 38.37% (284.47sq. m) whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% (259.72sq. m) in this instance; and
2. A height of flat roof of 9.74m (approx. 31.96ft) whereas By-law 0225-2007, as amended, permits a maximum height of flat roof of 7.50m (approx. 24.61ft) in this instance.

The Committee has set **Thursday, August 14, 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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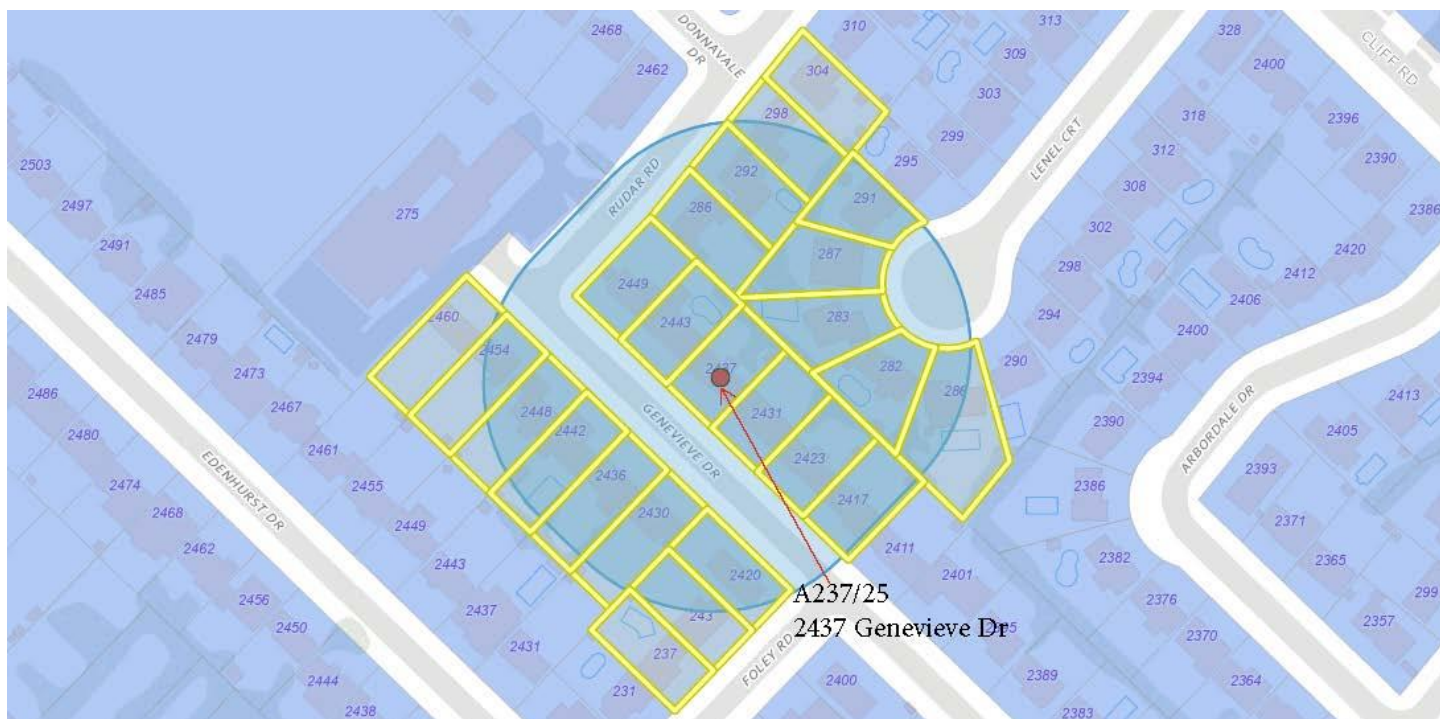
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Additional Information:

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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A240.25
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 389 Temagami Cres, zoned RL-3 - Residential 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 pavilion, pergola, swimming pool, and landscape pavers terrace proposing:

1. An accessory structure (pergola) within a G1 Zone whereas By-law 0225-2007, as amended, does not permit an accessory structure within a G1 Zone in this instance;
2. An accessory structure (pavilion) within a G1 Zone whereas By-law 0225-2007, as amended, does not permit an accessory structure within a G1 Zone in this instance;
3. A swimming pool within a G1 Zone whereas By-law 0225-2007, as amended, does not permit a swimming pool within a G1 Zone in this instance;
4. A paver terrace within a G1 Zone whereas By-law 0225-2007, as amended, does not permit a paver terrace within a G1 Zone in this instance;
5. An accessory structure (pergola) setback to a G1 Zone of 0.00m whereas By-law 0225-2007, as amended, requires a minimum setback to a G1 Zone of 5.00m (approx. 16.40ft) in this instance;
6. An accessory structure (pavilion) setback to a G1 Zone of 0.00m whereas By-law 0225-2007, as amended, requires a minimum setback to a G1 Zone of 5.00m (approx. 16.40ft) in this instance;
7. A swimming pool setback to a G1 Zone of 0.00m whereas By-law 0225-2007, as amended, requires a minimum setback to a G1 Zone of 7.50m (approx. 24.61ft) in this instance; and
8. A paver terrace setback to a G1 Zone of 0.00m whereas By-law 0225-2007, as amended, requires a minimum setback to a G1 Zone of 5.00m (approx. 16.40ft) in this instance.

The Committee has set **Thursday, August 14, 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 Appeal Process:

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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A242.25
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 199 Kenollie Ave, zoned RL-7 - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow the construction of a new dwelling proposing:

1. A lot coverage of 42.59% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% in this instance;
2. A height of flat roof of 9.98m (approx. 32.74ft) whereas By-law 0225-2007, as amended, permits a maximum height of flat roof of 7.50m (approx. 24.61ft) in this instance;
3. A dwelling unit depth of 29.25m (approx. 95.96ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling unit depth of 20.00m (approx. 65.62ft) in this instance;
4. A gross floor area – infill residential of 896.75sq m (approx. 9,652.54sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area – infill residential of 190.00sq m (approx. 2,045.14sq ft) in this instance;
5. A combined width of side yards of 3.67m (approx. 12.04ft) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 6.09m (approx. 19.98ft) in this instance;
6. A circular driveway area of 52.20% whereas By-law 0225-2007, as amended, permits a maximum circular driveway area of 50.00% in this instance;
7. A combined width of two points of access of a circular driveway of 11.71m (approx. 38.42ft) whereas By-law 0225-2007, as amended, permits a maximum combined width of two points of access of a circular driveway of 8.50m (approx. 27.89ft) in this instance;
8. A garage projection beyond the front wall or exterior side yard wall of the first storey of 4.25m (approx. 13.94ft) whereas By-law 0225-2007, as amended, permits a maximum garage projection beyond the front wall or exterior side yard wall of the first storey of 2.50m (approx. 8.20ft) in this instance;
9. Three attached garages whereas By-law 0225-2007, as amended, permits a maximum of one attached garage in this instance;
10. A garage floor area of 110.06sq m (approx. 1,184.68sq ft) whereas By-law 0225-2007, as amended, permits a maximum garage floor area of 75.00sq m (approx. 807.29sq ft) in this instance;
11. A walkway attachment to the driveway of 5.46m (approx. 17.91ft) whereas By-law 0225-2007, as amended, permits a maximum walkway attachment to the driveway of 1.5m (approx. 4.92ft) in this instance;
12. Two kitchens whereas By-law 0225-2007, as amended, permits a maximum of one kitchen in this instance;
13. An encroachment of eaves into a required yard of 0.61m (approx. 2.00ft) whereas By-law 0225-2007, as amended, permits a maximum encroachment of eaves into a required yard of 0.45m (approx. 1.48ft) in this instance; and
14. An accessory structure height of 6.02m (approx. 19.75ft) whereas By-law 0225-2007, as amended, permits a maximum accessory structure height of 3.50m (approx. 11.48ft) in this instance.

The Committee has set **Thursday, August 14, 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/>.

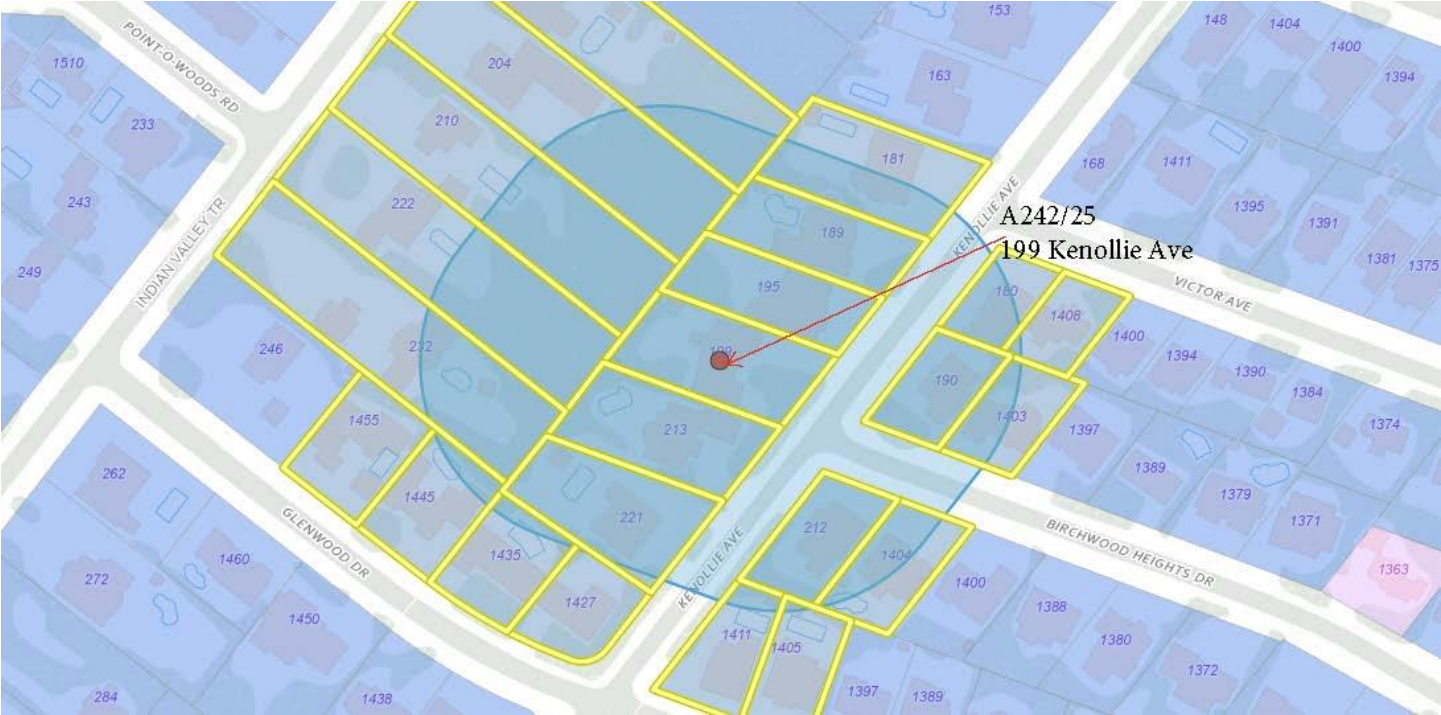
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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A112.25
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 6912 Amour Terr, zoned R11-1 - 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 a below grade entrance proposing an interior side yard setback of 0.15m (approx. 0.49ft) 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, August 14, 2025 at 1:00 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

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Additional Information:

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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: 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, August 14, 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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- **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>.
- If you wish to be notified of the decision of the Committee, you must submit a written request to committee.adjustment@mississauga.ca or by mailing the Committee of Adjustment, 300 City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. This will also entitle you to be advised of any Ontario Land Tribunal (OLT) appeals.

Committee of Adjustment Appeal Process:

The Province of Ontario’s Bill 23, the More Homes Built Faster Act, 2022, limits who is allowed to appeal decisions made by the Committee of Adjustment. Going forward, only the applicant, the municipality, certain public bodies and the Minister can appeal a decision to the OLT. Individuals are no longer permitted to do so. For more information please see the “Appeal process” section on the Committee of Adjustment webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

**Legal notice:**

Your comments are collected under the legal authority of the Planning Act R.S.O. 1990, Chapter c.P.13, as amended. Your comments are collected as part of the decision making process of the application. Pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M.56, as amended, public feedback to planning proposals may be considered a public record and may be disclosed to any individual (including being posted on the Internet) upon request in accordance with Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M.56, as amended. Questions about this collection should be directed to the Secretary-Treasurer, Committee of Adjustment, Office of the City Clerk, 300 City Centre Drive, Mississauga ON L5B 3C1 or (905) 615-3200 x5507.