
Committee of Adjustment

Date: September 11, 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 Joffre, Committee of Adjustment Coordinator, Legislative Services
905-615-3200 ext.5507 or 8696
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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.

1. CALL TO ORDER

2. DECLARATION OF CONFLICT OF INTEREST

3. DEFERRALS OR WITHDRAWALS

4. MATTERS TO BE CONSIDERED

4.1 B33.25

1105 Haig Blvd (Ward 1)

4.2 B35.25-B41.25 A275.25-A282.25

3355, 3395, 3397, 3403, 3405, 3415 American Dr & 6275, 6285, 6295, 6305 Northam Dr & 6280, 6300 Northwest Dr (Ward 5)

4.3 A261.25

4500-4510 Tomken Rd (Ward 3)

4.4 A264.25

3471 Glorene Crt (Ward 3)

4.5 A266.25

2431 Stanfield Rd (Ward 1)

4.6 A267.25

872 First St (Ward 1)

4.7 A268.25

1066 Ogden Ave (Ward 1)

4.8 A284.25

1275 Alexandra Ave (Ward 1)

4.9 A80.25

3425 Winston Churchill Blvd (Ward 8)

4.10 A145.25

3124 Bonaventure Dr (Ward 5)

4.11 A217.25

1208 Sherwood Mills Blvd (Ward 6)

5. OTHER BUSINESS

6. ADJOURNMENT



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: B33.25
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 1105 Haig Blvd, zoned RL - 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 for the purposes of a lot addition. The parcel of land has a width of approximately 0.61m (2ft) and an area of approximately 37.16sq.m (400sq.ft).

The parcel of land is to be added to the property directly south of the subject property known as 1099 Haig Boulevard.

The Committee has set **Thursday, September 11, 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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- **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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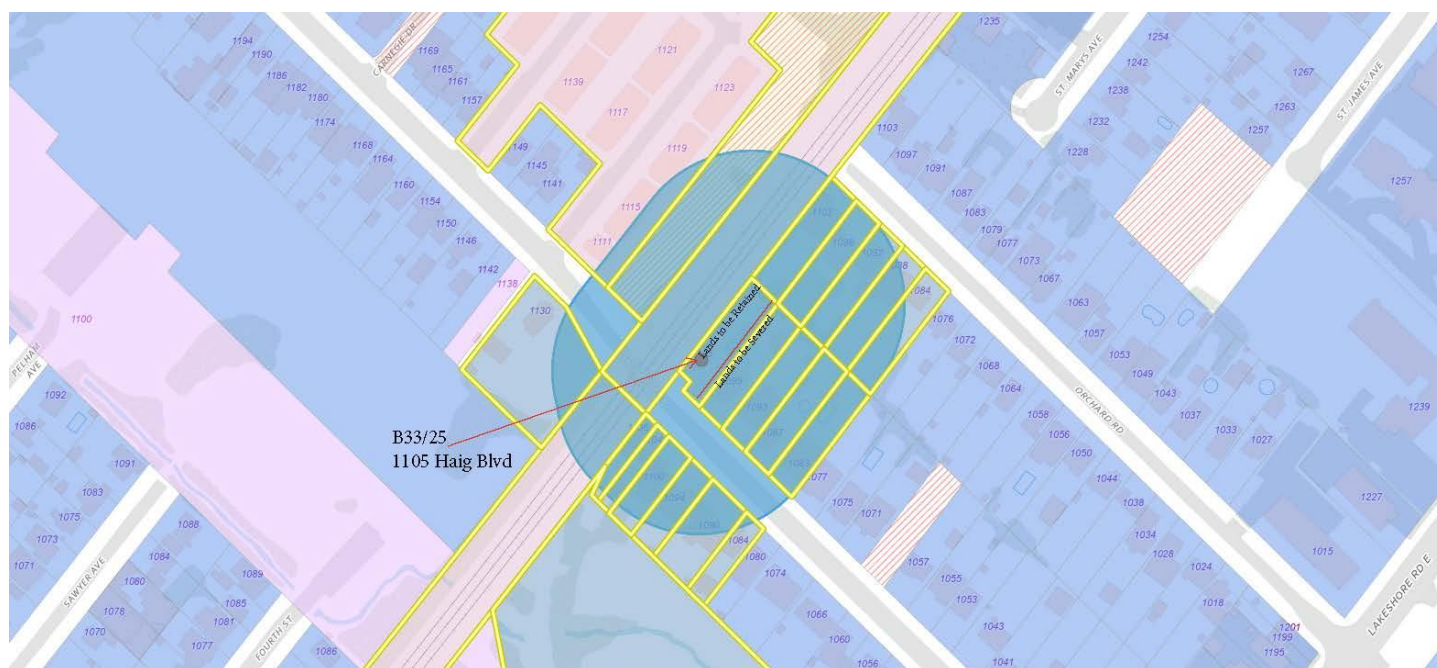
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- You can review city staff and agency comments one week before the hearing at the following link:
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If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed 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:

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. If a person or public body has the ability to appeal the decision of the Committee of Adjustment in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to the Committee of Adjustment before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal. For more information please see the "Appeal process" section on the Committee of Adjustment webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.



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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: B35.25-B41.25 A275.25-A282.25
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 3355, 3395, 3397, 3403, 3405, 3415 American Dr & 6275, 6285, 6295, 6305 Northam Dr & 6280, 6300 Northwest Dr, zoned E3 - Employment, has applied for consent under Section 53 and minor variance(s) under Section 45 of the Planning Act. B35.25

The applicant requests the consent of the Committee to sever a parcel of land to create a new lot and create easements. The parcel of land has a frontage of approximately 67.19m (220.44ft) and an area of approximately 22,396sq.m (5.53ac).

A275.25

The applicant requests the Committee to approve a minor variance for the severed lands of application B35.25 proposing:

1. A drive aisle width for parking of 6.98m (approx. 22.90ft) whereas By-law 0225-2007, as amended, requires a minimum drive aisle width of 7.00m (approx. 22.97ft) in this instance;
2. A drive aisle width for parking of 3.84m (approx. 12.60ft) whereas By-law 0225-2007, as amended, requires a minimum drive aisle width of 7.00m (approx. 22.97ft) in this instance;
3. A drive aisle width for parking of 6.95m (approx. 22.80ft) whereas By-law 0225-2007, as amended, requires a minimum drive aisle width of 7.00m (approx. 22.97ft) in this instance;
4. A drive aisle width for parking of 2.59m (approx. 8.50ft) whereas By-law 0225-2007, as amended, requires a minimum drive aisle width of 7.00m (approx. 22.97ft) in this instance;
5. A drive aisle width for loading of 6.17m (approx. 20.24ft) whereas By-law 0225-2007, as amended, requires a minimum drive aisle width of 7.00m (approx. 22.97ft) in this instance; and
6. A drive aisle width for loading of 6.22m (approx. 20.41ft) whereas By-law 0225-2007, as amended, requires a minimum drive aisle width of 7.00m (approx. 22.97ft) in this instance.

B36.25

The applicant requests the consent of the Committee to sever a parcel of land to create a new lot and create easements. The parcel of land has a frontage of approximately 66.03m (216.63ft) and an area of approximately 9,686sq.m (2.39ac).

A276.25

The applicant requests the Committee to approve a minor variance for the severed lands of application B36.25 proposing:

1. A drive aisle width for parking of 3.12m (approx. 10.24ft) whereas By-law 0225-2007, as amended, requires a minimum drive aisle width of 7.00m (approx. 22.97ft) in this instance;
2. A drive aisle width for parking of 6.43m (approx. 21.10ft) whereas By-law 0225-2007, as amended, requires a minimum drive aisle width of 7.00m (approx. 22.97ft) in this instance;
3. A drive aisle width for parking of 6.60m (approx. 21.65ft) whereas By-law 0225-2007, as amended, requires a minimum drive aisle width of 7.00m (approx. 22.97ft) in this instance;
4. A drive aisle width for parking of 6.75m (approx. 22.15ft) whereas By-law 0225-2007, as amended, requires a minimum drive aisle width of 7.00m (approx. 22.97ft) in this instance; and
5. 0 loading spaces whereas By-law 0225-2007, as amended, requires a minimum of 1 loading space in this instance.

B37.25

The applicant requests the consent of the Committee to sever a parcel of land to create a new lot and create easements. The parcel of land has a frontage of approximately 81.89m (268.67ft) and an area of approximately 13,189sq.m (3.26ac).

A277.25

The applicant requests the Committee to approve a minor variance for the severed lands of application B37.25 proposing:

1. A drive aisle width for parking of 6.79m (approx. 22.28ft) whereas By-law 0225-2007, as amended, requires a minimum drive aisle width of 7.00m (approx. 22.97ft) in this instance;
2. A drive aisle width for parking of 4.45m (approx. 14.60ft) whereas By-law 0225-2007, as amended, requires a minimum drive aisle width of 7.00m (approx. 22.97ft) in this instance; and
3. A drive aisle width for parking of 2.39m (approx. 7.84ft) whereas By-law 0225-2007, as amended, requires a minimum drive aisle width of 7.00m (approx. 22.97ft) in this instance.

B38.25

The applicant requests the consent of the Committee to sever a parcel of land to create a new lot and create easements. The parcel of land has a frontage of approximately 139.11m (456.40ft) and an area of approximately 18,664sq.m (4.61ac).

A278.25

The applicant requests the Committee to approve a minor variance for the severed lands of application B38.25 proposing:

1. A rear yard of 5.52m (approx. 18.11ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard of 7.50m (approx. 24.61ft) in this instance;
2. A landscape buffer of 2.79m (approx. 9.15ft) whereas By-law 0225-2007, as amended, requires a minimum landscape buffer of 3.00m (approx. 9.84ft) in this instance;
3. A drive aisle width for parking of 2.71m (approx. 8.89ft) whereas By-law 0225-2007, as amended, requires a minimum drive aisle width of 7.00m (approx. 22.97ft) in this instance;
4. A drive aisle width for parking of 3.32m (approx. 10.89ft) whereas By-law 0225-2007, as amended, requires a minimum drive aisle width of 7.00m (approx. 22.97ft) in this instance;
5. A drive aisle width for parking of 3.43m (approx. 11.25ft) whereas By-law 0225-2007, as amended, requires a minimum drive aisle width of 7.00m (approx. 22.97ft) in this instance;
6. A drive aisle width for parking of 5.47m (approx. 17.95ft) whereas By-law 0225-2007, as amended, requires a minimum drive aisle width of 7.00m (approx. 22.97ft) in this instance; and
7. A driveway width of 2.59m (approx. 8.50ft) whereas By-law 0225-2007, as amended, requires a minimum driveway width of 3.00m (approx. 9.84ft) in this instance.

B39.25

The applicant requests the consent of the Committee to sever a parcel of land to create a new lot and create easements. The parcel of land has a frontage of approximately 62.51m (205.09ft) and an area of approximately 5,026sq.m (1.24ac).

A279.25

The applicant requests the Committee to approve a minor variance for the severed lands of application B39.25 proposing:

1. A rear yard of 3.58m (approx. 11.75ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard of 7.50m (approx. 24.61ft) in this instance; and
2. A landscape buffer of 2.99m (approx. 9.81ft) whereas By-law 0225-2007, as amended, requires a minimum landscape buffer of 3.00m (approx. 9.84ft) in this instance.

B40.25

The applicant requests the consent of the Committee to sever a parcel of land to create a new lot and create easements. The parcel of land has a frontage of approximately 75.66m (248.23ft) and an area of approximately 6,167sq.m (1.52ac).

A280.25

The applicant requests the Committee to approve a minor variance for the severed lands of application B40.25 proposing:

1. A drive aisle width for parking of 3.62m (approx. 11.88ft) whereas By-law 0225-2007, as amended, requires a minimum drive aisle width of 7.00m (approx. 22.97ft) in this instance;
2. A drive aisle width for parking of 5.62m (approx. 18.44ft) whereas By-law 0225-2007, as amended, requires a minimum drive aisle width of 7.00m (approx. 22.97ft) in this instance; and
3. 2 accessible parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 3 accessible parking spaces in this instance.

B41.25

The applicant requests the consent of the Committee to sever a parcel of land to create a new lot and create easements. The parcel of land has a frontage of approximately 66.99m (219.78ft) and an area of approximately 4,935sq.m (1.22ac).

A281.25

The applicant requests the Committee to approve a minor variance for the severed lands of application B41.25 proposing:

1. A drive aisle width for parking of 6.65m (approx. 21.82ft) whereas By-law 0225-2007, as amended, requires a minimum drive aisle width of 7.00m (approx. 22.97ft) in this instance; and
2. A drive aisle width for loading of 6.19m (approx. 20.31ft) whereas By-law 0225-2007, as amended, requires a minimum drive aisle width of 7.00m (approx. 22.97ft) in this instance.

A282.25

The applicant requests the Committee to approve a minor variance for the retained lands proposing:

1. An interior side yard of 6.11m (approx. 20.05ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 7.50m (approx. 24.61ft) in this instance;
2. An interior side yard of 6.63m (approx. 21.75ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 7.50m (approx. 24.61ft) in this instance;
3. A drive aisle width for parking of 6.95m (approx. 22.80ft) whereas By-law 0225-2007, as amended, requires a minimum drive aisle width of 7.00m (approx. 22.97ft) in this instance;
4. A drive aisle width for parking of 4.03m (approx. 13.22ft) whereas By-law 0225-2007, as amended, requires a minimum drive aisle width of 7.00m (approx. 22.97ft) in this instance;
5. A drive aisle width for parking of 4.50m (approx. 14.76ft) whereas By-law 0225-2007, as amended, requires a minimum drive aisle width of 7.00m (approx. 22.97ft) in this instance;
6. A drive aisle width for parking of 1.41m (approx. 4.63ft) whereas By-law 0225-2007, as amended, requires a minimum drive aisle width of 7.00m (approx. 22.97ft) in this instance;
7. A drive aisle width for parking of 6.92m (approx. 22.70ft) whereas By-law 0225-2007, as amended, requires a minimum drive aisle width of 7.00m (approx. 22.97ft) in this instance;
8. 250 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 265 parking spaces in this instance;
9. 5 accessible parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 8 accessible parking spaces in this instance; and
10. A landscape buffer of 2.84m (approx. 9.32ft) whereas By-law 0225-2007, as amended, requires a minimum landscape buffer of 3.00m (approx. 9.84ft) in this instance.

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Additional Information:

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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A261.25
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 4500-4510 Tomken Road, zoned G2 - Greenlands and H-E2-13 - Employment, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow the development of an industrial condominium building proposing:

1. A depth of a landscaped buffer to Parkway Belt Zone of 1.00m (approx. 3.28ft) whereas By-law 0225-2007, as amended, requires a minimum depth of a landscaped buffer to Parkway Belt Zone of 3.00m (approx. 9.84ft) in this instance; and
2. A depth of a landscaped buffer (west side) to Greenlands Zone of 1.34m (approx. 4.40ft) whereas By-law 0225-2007, as amended, requires a minimum depth of a landscaped buffer to Greenlands Zone of 4.50m (approx. 14.76ft) in this instance.

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Additional Information:

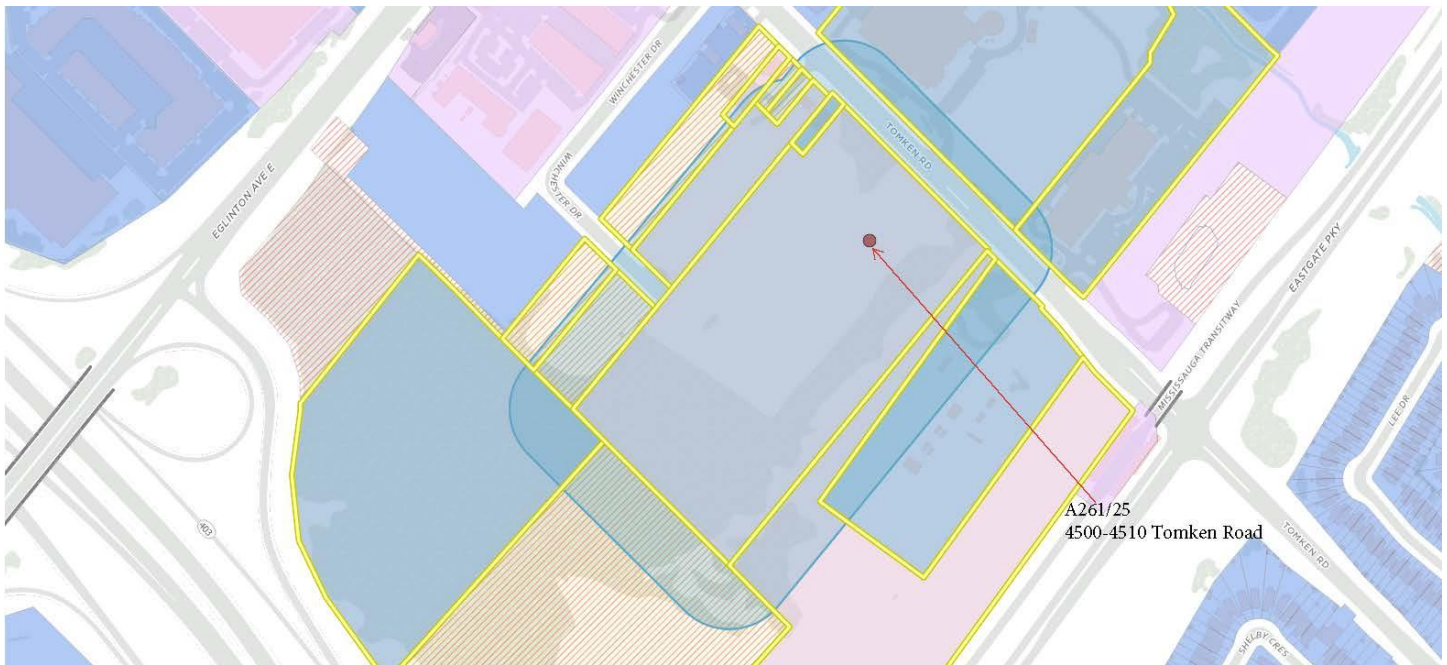
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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A264.25
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 3471 Glorene Crt, 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 a change of use proposing a Service Establishment in RL Zone whereas By-law 0225-2007, as amended, does not allow a Service Establishment in RL Zone in this instance.

The Committee has set **Thursday, September 11, 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 NOTICE OF PUBLIC HEARING

File: A266.25
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 2431 Stanfield Rd, zoned E2-134 - 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 reduced parking spaces proposing:

1. 157 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 232 parking spaces in this instance; and
2. An outdoor storage area of 1,355.00sq m (approx. 14,585.10sq ft) whereas By-law 0225-2007, as amended, permits a maximum outdoor storage area of 569.00sq m (approx. 6,124.67sq ft) in this instance.

The Committee has set **Thursday, September 11, 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:

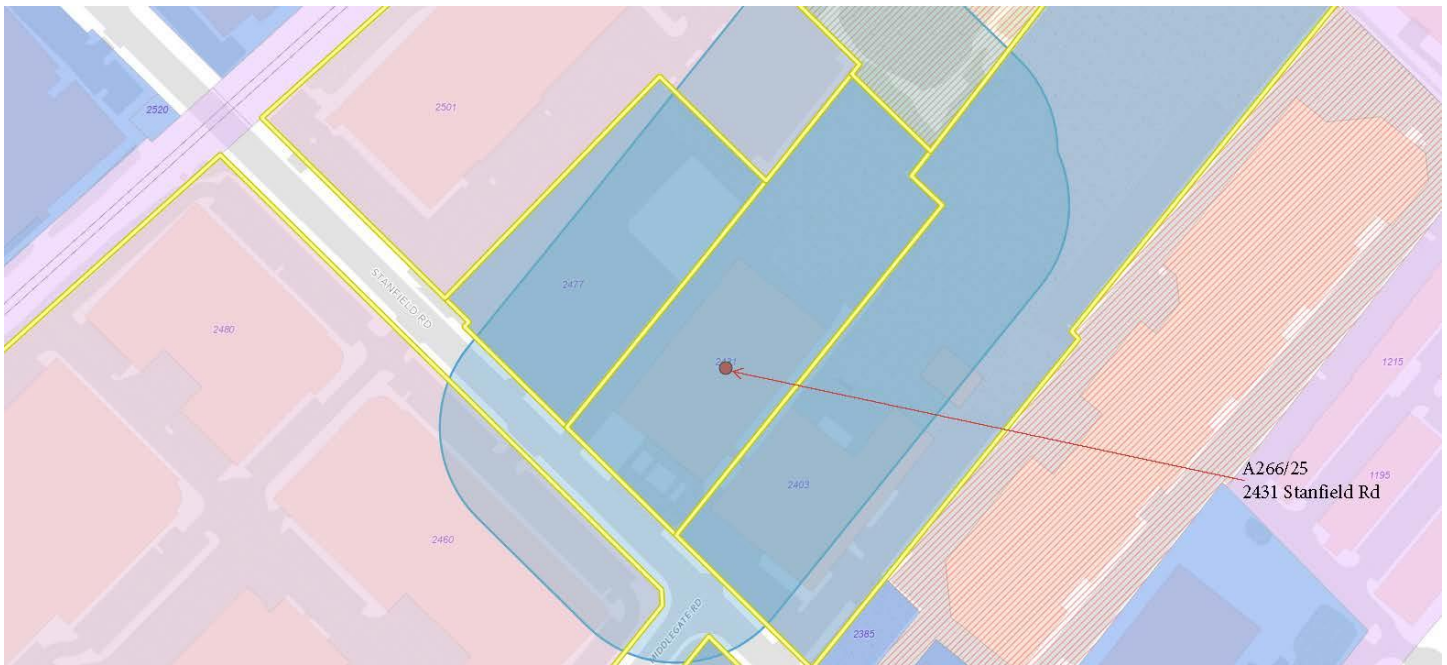
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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A267.25
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 872 First 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 house proposing:

1. A lot coverage of 40.54% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35% in this instance;
2. Front yard landscaping of 39.95% whereas By-law 0225-2007, as amended, requires minimum front yard landscaping of 40% in this instance;
3. A front yard setback of 4.80m (approx. 15.75ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 7.50m (approx. 24.61ft) in this instance;
4. A rear yard setback of 6.83m (approx. 22.41ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback of 7.50m (approx. 24.61ft) in this instance; and
5. A maximum height of 8.04m (approx. 26.38ft) whereas By-law 0225-2007, as amended, permits a maximum height of 7.50m (approx. 24.61ft) in this instance.

The Committee has set **Thursday, September 11, 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: A268.25
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 1066 Ogden 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 an addition proposing a front yard setback of 6.67m (approx. 21.88ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 7.50m (approx. 24.61ft) in this instance.

The Committee has set **Thursday, September 11, 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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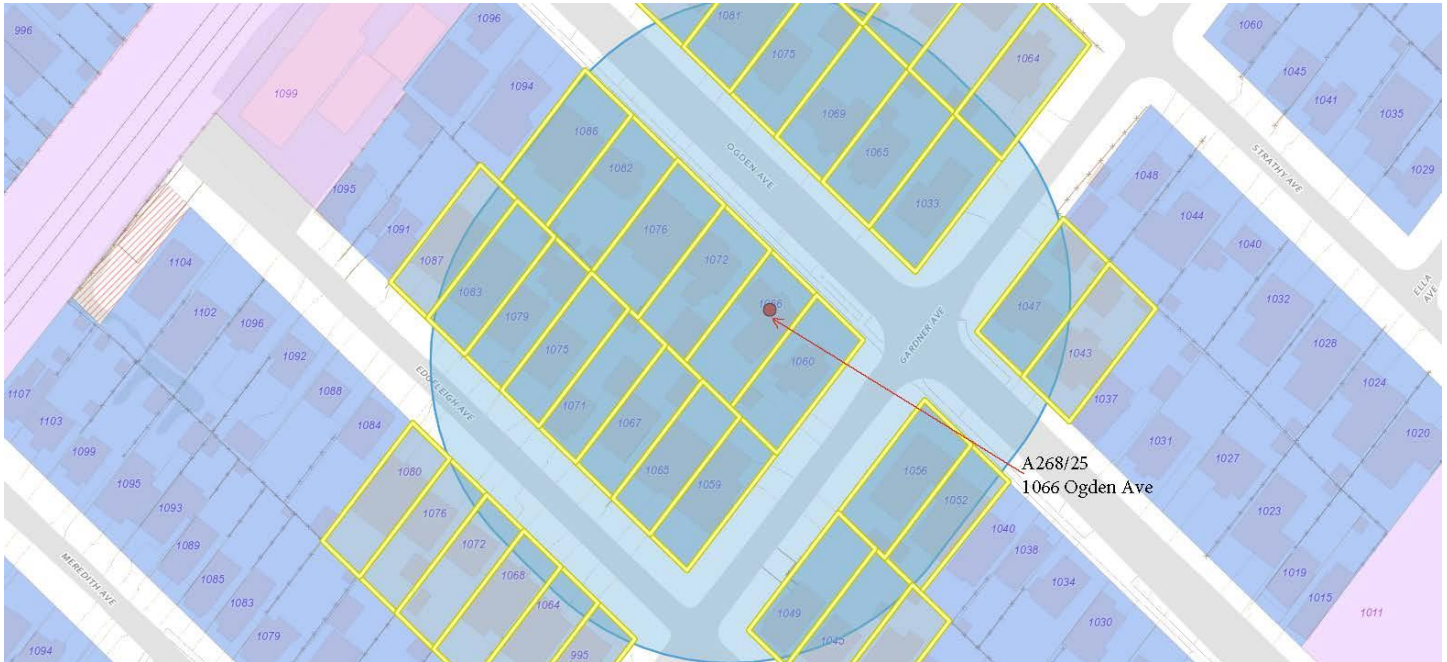
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In Person and Virtual Public Hearing

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 1275 Alexandra 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 garden suite and a driveway proposing:

1. A height of 5.94m (approx. 19.49ft) whereas By-law 0225-2007, as amended, permits a maximum height of 5.20m (approx. 17.06ft) in this instance;
2. A gross floor area for the garden suite of 118.88sq m (approx. 1279.61sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 100.00sq m (approx. 1076.39sq ft) in this instance;
3. A minimum side yard setback to the garden suite of 1.20m (approx. 3.94ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 1.80m (approx. 5.91ft) in this instance;
4. A side yard setback to the driveway of 0.00m (approx. 0.00ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 0.61m (approx. 2.00ft) in this instance; and
5. A driveway width in front of the garage of 9.845m (approx. 32.30ft) 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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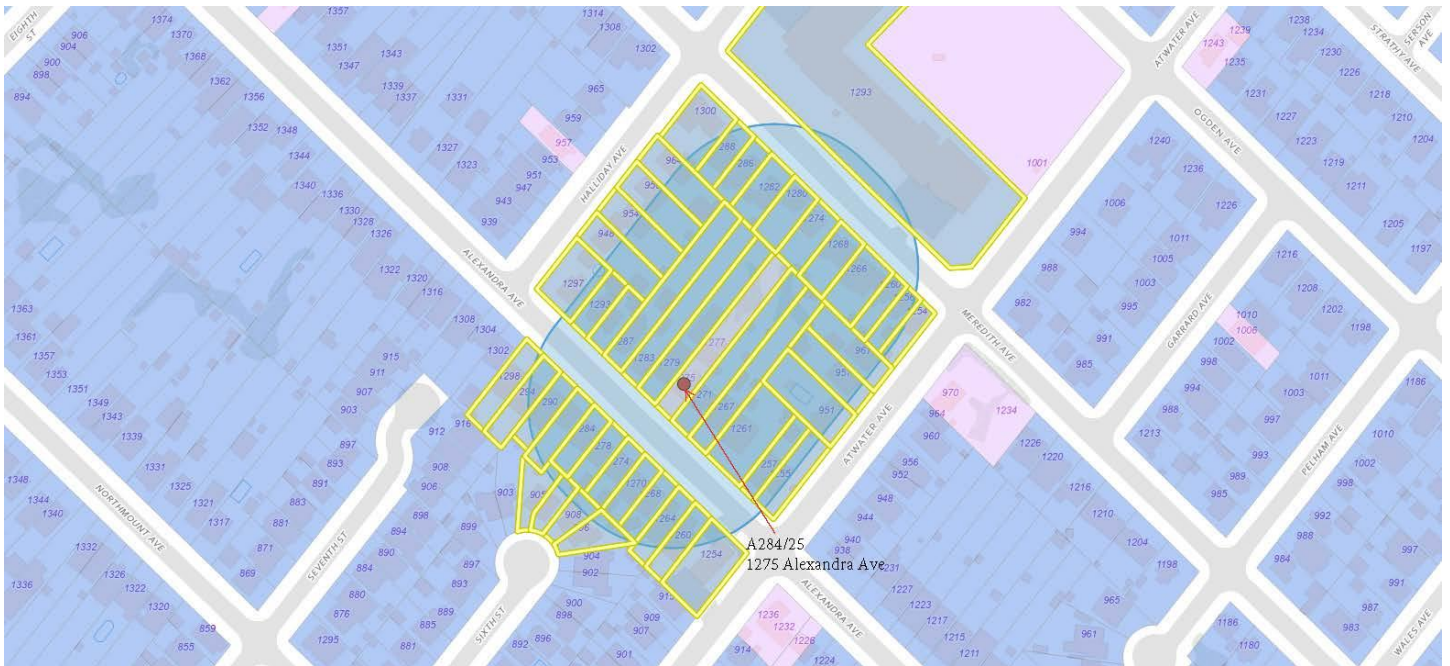
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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A80.25
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 3425 Winston Churchill Blvd, zoned C5-3-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 a Take-out Restaurant proposing:

1. An area of accessory use for Take-out Restaurant of 73.30sq m (approx. 789.00sq ft) whereas By-law 0225-2007, as amended, permits a maximum area of accessory use for Take-out Restaurant of 30.00sq m (approx. 322.92sq ft) in this instance;
2. A landscaped buffer measured from a lot line that is a street line (Winston Churchill Blvd) of 2.85m (approx. 9.35ft) whereas By-law 0225-2007, as amended, requires a minimum landscaped buffer measured from a lot line that is a street line (Winston Churchill Blvd) of 4.50m (approx. 14.76ft) in this instance; and
3. A landscaped buffer measured from a lot line that is a street line (along sight triangle) of 2.35m (approx. 7.71ft) whereas By-law 0225-2007, as amended, requires a minimum landscaped buffer measured from a lot line that is a street line (along sight triangle) of 4.50m (approx. 14.76ft) in this instance.

The Committee has set **Thursday, September 11, 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.
- **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/>.
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Committee of Adjustment Appeal Process:

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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A145.25
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 3124 Bonaventure Dr, zoned R3-69 - 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 37.80% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% in this instance; and
2. A gross floor area – infill residential of 349.55sq m (approx. 3,762.52sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area – infill residential of 265.77sq m (approx. 2,860.72sq ft) in this instance.

The Committee has set **Thursday, September 11, 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.
- **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:

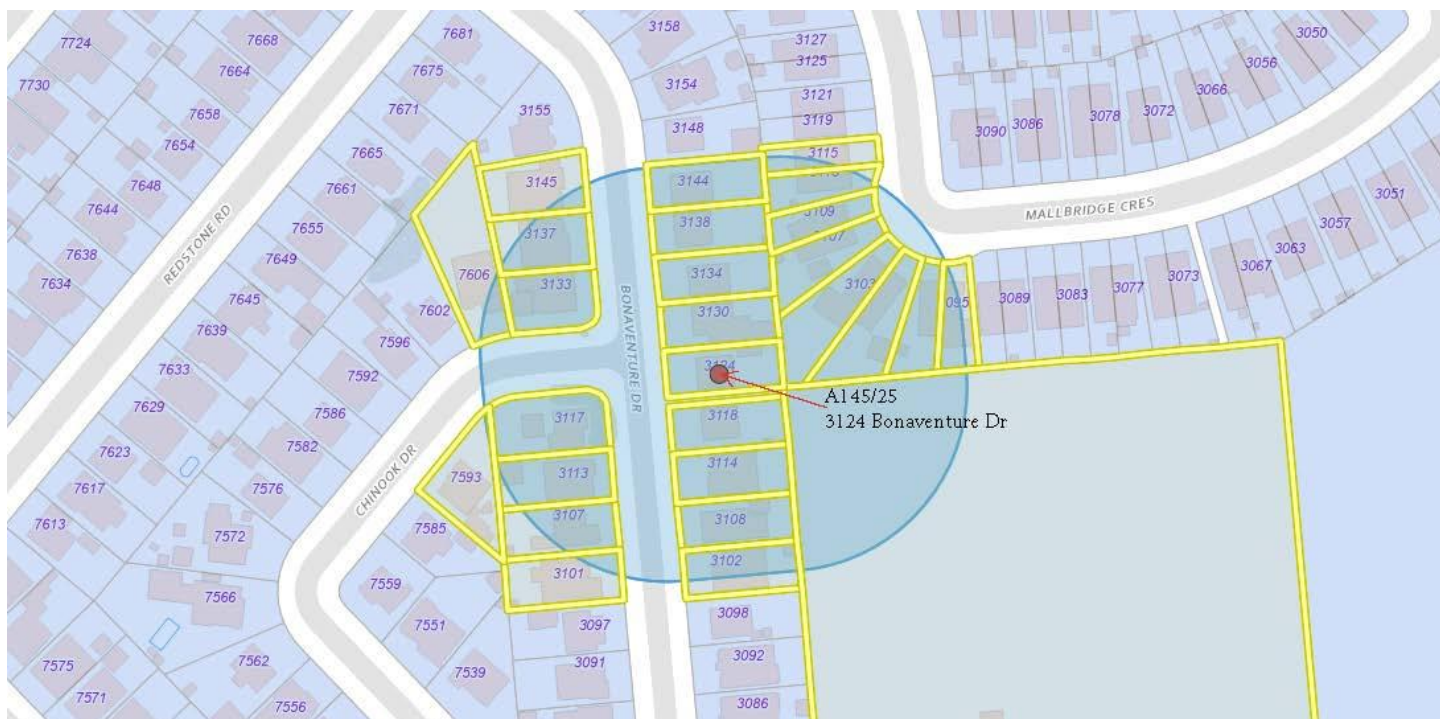
- For more information about this matter, contact committee.adjustment@mississauga.ca or call 905-615-3200 x5507. Alternatively, information can be obtained in person by making an appointment with the Committee of Adjustment at 300

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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A217.25
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 1208 Sherwood Mills 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 0.15m (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, September 11, 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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