
Committee of Adjustment

Date: May 28, 2026
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

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905-615-3200 ext.5507 or 8246
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PUBLIC MEETING STATEMENT: While some planning matters, such as consent or minor variance applications, do not specifically require that you participate in the process in order to appeal, the OLT has the power to dismiss an appeal without holding a hearing if the appeal is not based on any apparent land use planning grounds and is not made in good faith or is frivolous or vexatious, or is made only for the purpose of delay.

Send written submissions or request notification of future meetings to:

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

Requests to speak:

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

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

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1. CALL TO ORDER
 2. DECLARATION OF CONFLICT OF INTEREST
 3. DEFERRALS OR WITHDRAWALS
 4. MATTERS TO BE CONSIDERED
 - 4.1 B8.26, A83.26
2235 & 2245 Royal Windsor Dr (Ward 2)
 - 4.2 A110.26
620 Lakeshore Rd E (Ward 1)
 - 4.3 A116.26
3938 Lacman Tr (Ward 10)
 - 4.4 A118.26
1230 & 1232 Crestlawn Dr (Ward 3)
 - 4.5 A119.26
1465 Alexandra Ave (Ward 1)
 - 4.6 A120.26
831 & 833 Melton Dr (Ward 1)
 - 4.7 A123.26
2488 Dunwin Dr (Ward 8)
 - 4.8 A352.25
3538 Autumnleaf Cres (Ward 8)
 - 4.9 A18.26
472 Barondale Dr (Ward 5)
 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 2235 & 2245 Royal Windsor Dr, zoned E2-108 - Employment, has applied for consent under Section 53 and minor variance(s) under Section 45 of the Planning Act. B8.26

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 41.81m (approx. 137.17ft) and an area of approximately 8,115.31sq m (approx. 87,352.47sq ft).

A83.26

The applicant requests the Committee to approve a minor variance for the retained lands of B8.26 proposing an interior side yard of 0.0m whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 4.50m (approx. 14.76ft) in this instance.

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How to participate:

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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A110.26
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 620 Lakeshore Rd E, zoned C4 - Commercial, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow reduced parking spaces and reduced rear yard setback proposing:

1. Zero parking space whereas By-law 0225-2007, as amended, requires a minimum of 6 parking spaces in this instance; and
2. A rear yard setback of 0m for a lot abutting a Residential Zone whereas By-law 0225-2007, as amended, requires a minimum rear yard setback of 4.50m (approx. 14.76ft) for a lot abutting a Residential Zone in this instance.

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In Person and Virtual Public Hearing

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Details of the application and meeting information:

The property owner of 3938 Lacman Tr, zoned RM5-38 - 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 below-grade stairs proposing a rear yard setback to the below-grade stairs of 6.72m (approx. 22.05ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback of 7.50m (approx. 24.61ft) in this instance.

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Details of the application and meeting information:

The property owner of 1230 & 1232 Crestlawn Dr, zoned E2-19 - Employment, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow a change of use proposing a Motor Vehicle Sales – Leasing and/or Rental Facility whereas By-law 0225-2007, as amended, does not permit a Motor Vehicle Sales – Leasing and/or Rental Facility in this instance.

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The property owner of 1465 Alexandra Ave, zoned RL-228 - 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 front yard encroachment of 1.30m (approx. 4.27ft) whereas By-law 0225-2007, as amended, permits a maximum front yard encroachment of 1.20m (approx. 3.94ft) in this instance.

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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 831 & 833 Melton 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 and a detached additional residential unit (ARU) proposing:

1. A driveway setback of 0.24m (approx. 0.79ft) whereas By-law 0225-2007, as amended, requires a minimum driveway setback of 0.60m (approx. 1.97ft) in this instance;
2. A rear yard ARU eave encroachment of 1.02m (approx. 3.35ft) whereas By-law 0225-2007, as amended, permits a maximum rear yard ARU eave encroachment of 0.45m (approx. 1.48ft) in this instance;
3. A rear yard setback to the ARU of 1.22m (approx. 4.00ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback to the ARU of 1.80m (approx. 5.91ft) in this instance;
4. An ARU gross floor area of 96.62sq m (approx. 1,040.01sq ft) whereas By-law 0225-2007, as amended, permits a maximum ARU gross floor area of 68.55sq m (approx. 737.87sq ft) in this instance;
5. A maximum area per accessory building of 96.62sq m (approx. 1,040.01sq ft) whereas By-law 0225-2007, as amended, permits a maximum area per accessory building of 10.00sq m (approx. 107.64sq ft) in this instance;
6. A combined area of accessory buildings of 96.62sq m (approx. 1,040.01sq ft) whereas By-law 0225-2007, as amended, permits a maximum area of accessory buildings of 30.00sq m (approx. 322.91sq ft) in this instance;
7. A height of an accessory building of 4.37m (approx. 14.34ft) whereas By-law 0225-2007, as amended, permits a maximum height of an accessory building of 3.00m (approx. 9.84ft) in this instance; and
8. A front yard setback to a habitable space of 6.15m (approx. 20.18ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback to a habitable space of 7.50m (approx. 24.61ft) in this instance.

The Committee has set **Thursday, May 28, 2026 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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Details of the application and meeting information:

The property owner of 2488 Dunwin Dr, zoned E2-1 - Employment, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow a change of use proposing a use not defined in Mississauga Zoning Bylaw 0225-2007, as amended, providing overnight respite care/services whereas By-law 0225-2007, as amended, does not allow such uses in this instance.

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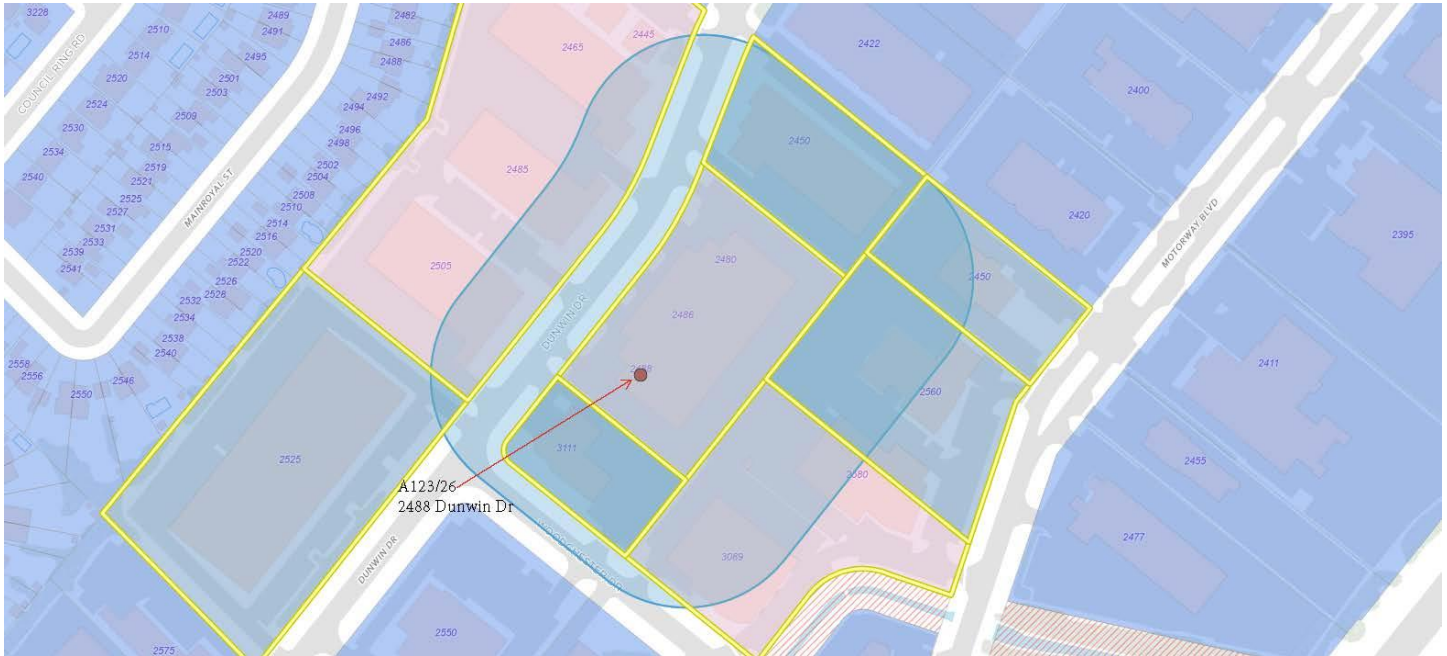
Additional Information:

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Details of the application and meeting information:

The property owner of 3538 Autumnleaf Cres, 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 oversized trailer to remain on the driveway proposing:

1. A length of 4.50m (approx. 14.76ft) whereas By-law 0225-2007, as amended, permits a maximum length of 5.20m (approx. 17.06ft) in this instance; and
2. A driveway width of 7.30m (approx. 23.95ft) 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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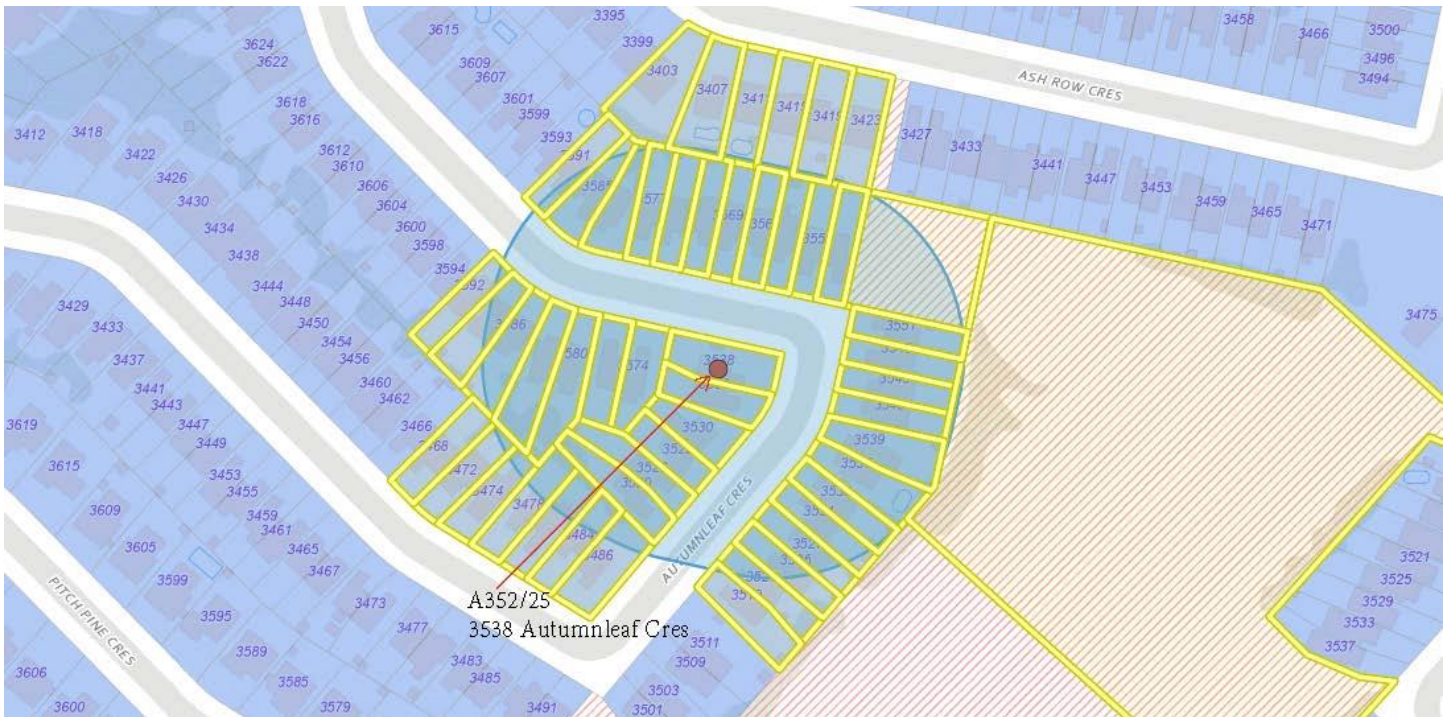
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Details of the application and meeting information:

The property owner of 472 Barondale Dr, 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 excessive driveway width proposing a driveway width of 6.35m (approx. 20.83ft) 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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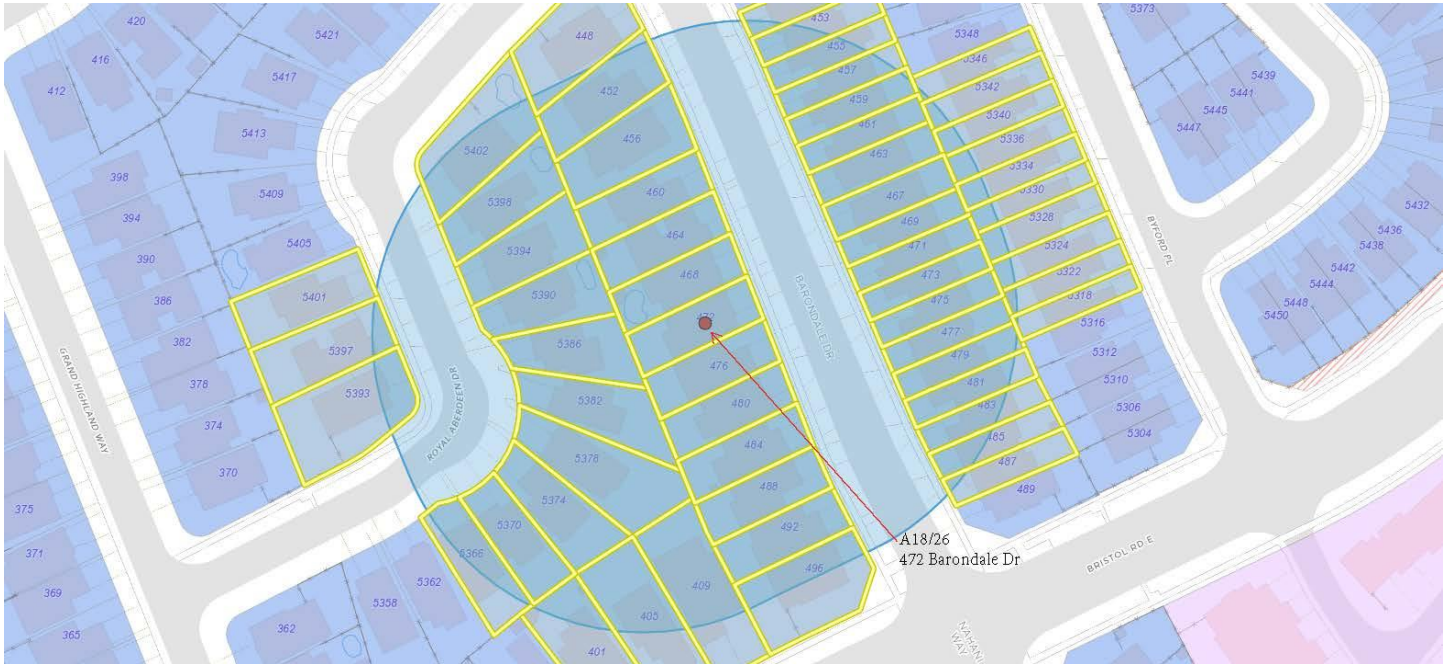
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