

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 1090 Indian Road, zoned R2-4- 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 22.85m (approx. 74.97ft) whereas By-law 0225-2007, as amended, permits a maximum building depth of 20.00m (approx. 65.62ft) in this instance;
2. A garage projection of 5.18m (approx. 17.00ft) whereas By-law 0225-2007, as amended, permits a maximum garage projection of 0.00m (approx. ft) in this instance;
3. A building height of 13.20m (approx. 43.31ft) whereas By-law 0225-2007, as amended, permits a maximum building height of 9.50m (approx. 31.17ft) in this instance;
4. An eaves height of 10.88m (approx. 35.70ft) whereas By-law 0225-2007, as amended, permits a maximum eaves height of 6.40m (approx. 21.00ft) in this instance;
5. A setback to the third floor of 2.62m (approx. 8.60ft) whereas By-law 0225-2007, as amended, requires a minimum setback to the third floor of 3.02m (approx. 9.91ft) in this instance;
6. A driveway width (within 6m of the garage) of 13.88m (approx. 45.54ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width (within 6 m of the garage) of 10.50m (approx. 34.45ft) in this instance;
7. A driveway width of 13.39m (approx. 43.93ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m (approx. 27.89ft) in this instance;
8. An eave setback to the third floor of 1.63m (approx. 5.35ft) whereas By-law 0225-2007, as amended, requires a minimum eave setback to the third floor of 2.57m (approx. 8.43ft) in this instance;
9. A balcony area of 12.76sq m (approx. 137.35sq ft) whereas By-law 0225-2007, as amended, permits a maximum balcony area of 10.00sq m (approx. 107.64sq ft) in this instance;
10. A cabana area of 24.49sq m (approx. 263.61sq ft) whereas By-law 0225-2007, as amended, permits a maximum cabana area of 20.00sq m (approx. 215.28sq ft) in this instance; and,
11. A cabana height of 4.72m (approx. 15.49ft) whereas By-law 0225-2007, as amended, permits a maximum height of 3.50m (approx. 11.48ft) in this instance.

The Committee has set **Thursday, November 23, 2023 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

