



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: B8.25 A113.25 A114.25
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 1028 Enola Ave, zoned RM2-42-Residential, has applied for consent under Section 53 and minor variance(s) under Section 45 of the Planning Act.

B8.25

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 7.60m (approx. 24.93ft) and an area of approximately 276.79sq m (approx. 2,979.34sq ft).

A113.25

The applicant requests the Committee to approve a minor variance for the severed lands of B8.25 proposing:

1. A height of flat roof of 8.45m (approx. 27.72ft) whereas By-law 0225-2007, as amended, permits a maximum height of flat roof of 7.50m (approx. 24.61ft) in this instance;
2. A side yard setback – one side of 0.90m (approx. 2.95ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 1.20m (approx. 3.94ft) in this instance;
3. A side yard setback – opposite side of 0.60m (approx. 1.97ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 0.90m (approx. 2.95ft) in this instance; and
4. A lot coverage of 48.06% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 40.00% in this instance.

A114.25

The applicant requests the Committee to approve a minor variance for the retained lands of B8.25 proposing:

1. A height of flat roof of 8.45m (approx. 27.72ft) whereas By-law 0225-2007, as amended, permits a maximum height of flat roof of 7.50m (approx. 24.61ft) in this instance;
2. A side yard setback – one side of 0.90m (approx. 2.95ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 1.20m (approx. 3.94ft) in this instance;
3. A side yard setback – opposite side of 0.60m (approx. 1.97ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 0.90m (approx. 2.95ft) in this instance; and
4. A lot coverage of 48.06% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 40.00% in this instance.

The Committee has set **Thursday, June 5, 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.

