



# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A196.25 - A205.25  
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 2494-2510 Cliff Rd & 306 King St E, zoned RL - Residential, has applied for a minor variance under Section 45 of the Planning Act.

#### A196.25

The applicant requests the Committee to approve a minor variance to allow the construction of a new dwelling proposing:

1. A height of flat roof of 9.50m (approx. 31.17ft) whereas By-law 0225-2007, as amended, permits a maximum height of flat roof of 7.50m (approx. 24.61ft) in this instance; and
2. A setback to the front porch of 4.89m (approx. 16.04ft) whereas By-law 0225-2007, as amended, requires a minimum setback to the front porch of 5.90m (approx. 19.36ft) in this instance.

#### A197.25

The applicant requests the Committee to approve a minor variance to allow the construction of a new dwelling proposing:

1. A height of flat roof of 9.52m (approx. 31.23ft) whereas By-law 0225-2007, as amended, permits a maximum height of flat roof of 7.50m (approx. 24.61ft) in this instance; and
2. A setback to the front porch of 4.89m (approx. 16.04ft) whereas By-law 0225-2007, as amended, requires a minimum setback to the front porch of 5.90m (approx. 19.36ft) in this instance.

#### A198.25

The applicant requests the Committee to approve a minor variance to allow the construction of a new dwelling proposing:

1. A height of flat roof of 9.61m (approx. 31.53ft) whereas By-law 0225-2007, as amended, permits a maximum height of flat roof of 7.50m (approx. 24.61ft) in this instance; and
2. A setback to the front porch of 4.89m (approx. 16.04ft) whereas By-law 0225-2007, as amended, requires a minimum setback to the front porch of 5.90m (approx. 19.36ft) in this instance.

#### A199.25

The applicant requests the Committee to approve a minor variance to allow the construction of a new dwelling proposing:

1. A height of flat roof of 9.61m (approx. 31.53ft) whereas By-law 0225-2007, as amended, permits a maximum height of flat roof of 7.50m (approx. 24.61ft) in this instance; and
2. A setback to the front porch of 4.89m (approx. 16.04ft) whereas By-law 0225-2007, as amended, requires a minimum setback to the front porch of 5.90m (approx. 19.36ft) in this instance.

#### A200.25

The applicant requests the Committee to approve a minor variance to allow the construction of a new dwelling proposing:

1. A height of flat roof of 9.56m (approx. 31.36ft) whereas By-law 0225-2007, as amended, permits a maximum height of flat roof of 7.50m (approx. 24.61ft) in this instance; and
2. A setback to the front porch of 4.89m (approx. 16.04ft) whereas By-law 0225-2007, as amended, requires a minimum setback to the front porch of 5.90m (approx. 19.36ft) in this instance.

#### A201.25

The applicant requests the Committee to approve a minor variance to allow the construction of a new dwelling proposing:

1. A height of flat roof of 9.58m (approx. 31.43ft) whereas By-law 0225-2007, as amended, permits a maximum height of flat roof of 7.50m (approx. 24.61ft) in this instance; and

2. A setback to the front porch of 4.89m (approx. 16.04ft) whereas By-law 0225-2007, as amended, requires a minimum setback to the front porch of 5.90m (approx. 19.36ft) in this instance.

#### A202.25

The applicant requests the Committee to approve a minor variance to allow the construction of a new dwelling proposing:

1. A height of flat roof of 9.60m (approx. 31.50ft) whereas By-law 0225-2007, as amended, permits a maximum height of flat roof of 7.50m (approx. 24.61ft) in this instance; and
2. A setback to the front porch of 4.89m (approx. 16.04ft) whereas By-law 0225-2007, as amended, requires a minimum setback to the front porch of 5.90m (approx. 19.36ft) in this instance.

#### A203.25

The applicant requests the Committee to approve a minor variance to allow the construction of a new dwelling proposing:

1. A height of flat roof of 9.50m (approx. 31.17t) 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 lot coverage of 41.35% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% in this instance;
3. A front yard setback to the garage of 3.90m (approx. 12.80ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback to the garage of 7.50m (approx. 24.61ft) in this instance;
4. A front yard setback to the porch of 0.99m (approx. 3.25ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback to the porch of 5.90m (approx. 19.36ft) in this instance;
5. An exterior side yard setback of 3.90m (approx. 12.80ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback to the garage of 7.50m (approx. 24.61ft) in this instance;
6. A front yard soft landscaping of 29.15% whereas By-law 0225-2007, as amended, requires a minimum front yard soft landscaping of 40.00% in this instance; and
7. A driveway width of 6.30m (approx. 20.67ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.69ft) in this instance.

#### A204.25

The applicant requests the Committee to approve a minor variance to allow the construction of a new dwelling proposing:

1. A height of flat roof of 9.73m (approx. 31.92t) 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 front yard setback of 5.30m (approx. 17.39ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 7.50m (approx. 24.61ft) in this instance;
3. A front yard setback to the garage of 5.47m (approx. 17.95ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback to the garage of 7.50m (approx. 24.61ft) in this instance; and
4. A front yard setback to the porch of 4.24m (approx. 13.91ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback to the porch of 5.90m (approx. 19.36ft) in this instance.

#### A205.25

The applicant requests the Committee to approve a minor variance to allow the construction of a new dwelling proposing:

1. A height of flat roof of 9.73m (approx. 31.92t) 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 front yard setback of 5.30m (approx. 17.39ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 7.50m (approx. 24.61ft) in this instance;
3. A front yard setback to the garage of 5.48m (approx. 17.98ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback to the garage of 7.50m (approx. 24.61ft) in this instance; and
4. A front yard setback to the porch of 4.24m (approx. 13.91ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback to the porch of 5.90m (approx. 19.36ft) in this instance.

The Committee has set **Thursday, July 10, 2025 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/>.

#### 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, 2<sup>nd</sup> 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](mailto: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](mailto: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](mailto: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](mailto:committee.adjustment@mississauga.ca) or by mailing the Committee of Adjustment, 300 City Centre Drive 2<sup>nd</sup> 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](mailto: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 2<sup>nd</sup> 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](mailto:committee.adjustment@mississauga.ca) or by mailing the Committee of Adjustment, 300 City Centre Drive 2<sup>nd</sup> 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/>.

