
Hearing: August 27, 2026 at 1:00 P.M.

Location: In Person and Virtual Hearing

AA = Approved as Amended

AC = Approved on Condition

D = Deferred

ACP = Condition Plan

AT = Approved Temporarily

AIP = Approved in Part

New Files (Consent)

File	Location of Land	Ward	Decision
B28.26	1840-1850 Bloor St	3	AC

Deferred Files (Consent)

File	Location of Land	Ward	Decision
B2.24, B3.24, A7.24, A8.24, A9.24	751 Indian Rd	2	AC, WD

New Files (Minor Variance)

File	Location of Land	Ward	Decision
A228.26	5140 Artist Lane	6	AA
A235.26	878 Silver Birch Tr	2	D
A237.26	6660 Kennedy Rd	5	D
A241.26	7 Elmwood Ave N	1	AA
A246.26	3094 Orleans Rd	8	D
A247.26	2121 Rathburn Rd E	3	D
A248.26	3960 Eglinton Ave W Unit 18	8	D
A249.26	665 Meadow Wood Rd	2	AA, ACP
A250.26	2943 Rainwater Dr	9	AA, ACP
A251.26	3152 Countess Cres	10	D
A253.26	440 Selsey Dr	7	D
A254.26	4222 Dixie Rd Unit 160	3	AA
A257.26	5218 Fallingbrook Dr	6	D

Consent Decision

File: B28.26

Ward: 3

Application for the property located at **1840-1850 Bloor St**

Date of Hearing: August 27, 2026

Date Decision Signed by the Committee: September 3, 2026

Decision of the Mississauga Committee of Adjustment under Section 53 of The Planning Act R.S.O. 1990, c.P.13, as amended.

The hearing commenced at approximately 1:00 p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:08 p.m.

Application Details

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 0.00m and an area of approximately 21,101.74sq m (approx. 227,137.24sq ft).

S. Kwast, agent, attended and presented evidence and comment in support of the application.

Comments

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated August 20, 2026)
- City of Mississauga, Development Engineering and Construction (dated August 20, 2026)
- City of Mississauga, Community Services Department, Parks, Forestry & Environment (dated August 20, 2026)
- Region of Peel (dated August 20, 2026)

Correspondence & Discussion

One member of the public appeared before the Committee and objected the application due to concerns regarding the driveway, parking, and amenity area.

Committee asked questions of the agent who appeared before the Committee.

The Applicant agreed with the conditions requested by city and agency staff.

Decision

Committee has taken into consideration, on balance, all submissions made before its decision including one oral submission.

The Committee, having considered all relevant materials including information provided by the applicant, plans submitted, and staff and agency comments, is satisfied that a plan of subdivision is not necessary for the proper and orderly development of the municipality.

The Committee, having regard to those matters under subsection 51(24) of the Planning Act R.S.O. 1990, c. P.13., as amended, resolves to grant provisional consent subject to the conditions of Appendix A being fulfilled for the following reasons:

- The application is not premature; and
- The concerns raised would be addressed through the imposed conditions.

Accordingly, the Committee resolves to authorize and grant the request.

F. Dale

J. Robinson

Moved by:

Seconded by:

Carried

The Decision of the Committee is:

Application Approved on Conditions as Stated in Appendix A:

To sever a parcel of land to create a new lot. The parcel of land has a frontage of approximately 0.00m and an area of approximately 21,101.74sq m.

Committee Decision dated at the City of Mississauga on August 27, 2026.

"S. PATRIZIO"

S. Patrizio (Chair)

"F. DALE"

F. Dale

"J. PAGE"

J. Page

"K. ELLIS"

K. Ellis

"J. ROBINSON"

J. Robinson

"T. ROWAN"

T. Rowan

ABSENT

W. Shahrukh

I certify this is copy of the Committee's decision given on August 27, 2026.

"A. DAVIES"

Alexander Davies - Secretary Treasurer

For a signed copy of this document please call
905-615-3200 ext. 5507 or email

Committee.Adjustment@mississauga.ca

Date of Mailing: September 3, 2026.

This decision is subject to appeal to the Ontario Land Tribunal by filing with the Ontario Land Tribunal e-file service, or with the Committee of Adjustment office directly, before **4:30pm on September 23, 2026**. The appeal must set out the reasons for the appeal and be accompanied by the OLT's appeal fee. A summary of the appeal procedure is enclosed.

Notes:

The decision to give provisional consent shall be deemed to be refused if the conditions of provisional consent, have not been fulfilled on or before **September 3, 2028**.

See "Summary of Appeal Procedures" and "Fulfilling Conditions & Certificate Issuance" attached.

Appendix A – Conditions of Provisional Consent

Appendix B – City and Agency comments that relate to items on Appendix A

Appendix A – Conditions of Provisional Consent

1. Approval of the draft reference plan(s), as applicable, shall be obtained from the Committee of Adjustment office, and a digital copy of the resultant deposited reference plan(s) (and/or the required number of prints, as determined by the Secretary-Treasurer) shall be received.
2. An application amendment letter shall be received from the applicant or authorized agent confirming that, if necessary, the conveyed and retained lands shall be together with and/or subject to service easement(s) and/or right(s)-of-way, in a location and width as determined by the Secretary-Treasurer on written advice from the agencies having jurisdiction for any service or right for which the easement or right-of-way is required. Alternatively, a letter shall be received from the applicant or authorized agent confirming that no service easement(s) and/or right(s)-of-way are necessary.
3. A letter shall be received from the City of Mississauga, Zoning Plan Examination section, indicating that the conveyed and retained lands comply with the provisions of the Zoning By-law, or alternatively that any required variances are approved by the appropriate authorities and that such approval is final and binding.
4. A letter shall be received from the City of Mississauga, Development, Engineering & Construction section, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments in Appendix B.
5. A letter shall be received from the Region of Peel indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments in Appendix B.

Notes:

You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have made a written request to be notified of changes to the conditions of the provisional consent. Anyone who has made a written request for a copy of this decision will also receive notice of any changes to the conditions of provisional consent.

Appendix B – City and Agency comments that relate to items on Appendix A

Development Engineering & Construction

This Section has no objections to the applicant's request to create a new lot and establish the required easements to facilitate access and utilities. This site is currently occupied by two 14-storey rental apartment buildings which will be located on the retained parcel (Parcel A, northern portion). The proposed severed lands (Parcel B, southern portion) will contain the future 18-storey apartment buildings. Parcel B will not have direct frontage onto Bloor Street, however, shared access easements are being proposed to allow the buildings to share the driveway access opposite the signalized intersection of Bloor Street and Bridgewood Drive.

Rezoning Application OZ/OPA 20-03 was approved by City Council in June 2026 which permits the development on the severed lands with two new 18-storey rental apartment buildings. Site Plan Application SP 25-08 is currently under review for the proposal which addresses site specific requirements such as access, grading and drainage, road widening on Bloor Street, etc. We also note that new addresses have been assigned, 1842 and 1846 Bloor Street.

The July 7, 2026 letter from Bousfields Inc has provided a considerable amount of background information which significantly assists in the review of the request by giving an overview of the subject lands and proposed development. The letter also indicates that this application will also secure the appropriate "Blanket Easements" on both the severed and residual lands to allow for shared access, servicing, shared parking and use of amenities for both parcels.

It should be noted that information submitted also indicates that this request is necessary to allow the owner to secure the necessary financing to proceed with the construction on Parcel B.

In view of the above, and should Committee see merit in the subject applications we provide the following comments for the Committee's consideration:

A. Items Required Prior to the Issuance of Final Consent

1. Solicitor Letter Addressing Required Easement(s)

The applicant has advised that "Blanket Easements" are being proposed on both the severed and residual parcels to allow for shared access, servicing, shared parking and the use of the amenities for both parcels.

In view of the above, the applicant/owner will be required to provide a 43R-Plan and letter prepared by the applicant's Solicitor which would specifically describe the private reciprocal "Blanket Easements" to be established. The Solicitor's letter shall confirm that the necessary and appropriate easements, rights-of-way and agreements for the use and maintenance of all internal services and access ways, among and between the various parcels of land, buildings or parts thereof

have been prepared, executed, delivered and, where appropriate, registered on title.

It should also be noted that any documentation received will be forwarded as an attachment with our clearance memo to the Committee of Adjustment Office in order that any new proposed private easement(s) can be identified and also be incorporated into the Certificate of Secretary-Treasurer.

B. General Information

1. Site Plan Approval

- Any re-development of the subject lands will require the owner obtaining Site Plan Approval where any site-specific conditions/requirements relating to detailed lot grading and drainage, servicing, access, etc. can be addressed. As noted, currently the City is processing SP 25-08.

Comments Prepared by: Tony Iacobucci, Development Engineering

Regions of Peel

Camila Marczuk (Servicing Connections - General Manager) 905-791-7800 x 8230:

Comments:

- Please note that severing the lands may adversely affect the existing location of the water and sanitary sewer services, if any exist. The result of this may require the applicant to install new water/sanitary servicing connections to either the severed or retained lands in compliance with the Ontario Building Code. The applicant may require the creation of private water/sanitary sewer servicing easements.

Condition:

- Arrangements satisfactory to the Region of Peel, Public Works shall be made with respect to the location of existing and installation of new services and/or possible required private and or municipal service easements.

Consent Decision

File: B2.24

Ward: 2

Application for the property located at **751 Indian Rd**

Date of Hearing: August 27, 2026

Date Decision Signed by the Committee: September 3, 2026

Decision of the Mississauga Committee of Adjustment under Section 53 of The Planning Act
R.S.O. 1990, c.P.13, as amended.

The hearing commenced at approximately 1:00 p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:21 p.m.

Application Details

The applicant requests the Consent of the Committee to sever a parcel of land for the creation of a new lot. The parcel of land has a frontage of approximately 55.81m (approx. 183.10ft) and an area of approximately 1,228.03sq m (13,218.40sq ft).

O. Stoyanovskyy, agent, attended and presented evidence and comment in support of the application.

Background

On January 25th, 2024, O. Stoyanovskyy, agent, attended and requested to defer the application to address staff and neighbours concerns.

Comments were received and entered evidence from the following:

- City of Mississauga, Planning and Building Department (dated August 20, 2026)
- City of Mississauga, Development Engineering and Construction (dated August 20, 2026)
- City of Mississauga, Community Services Department, Culture Division (dated August 20, 2026)
- City of Mississauga, Community Services Department, Parks, Forestry & Environment (dated August 20, 2026)
- Region of Peel (dated August 20, 2026)
- Letters of objection were received from two members of the public.

Comments

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated August 20, 2026)
- City of Mississauga, Development Engineering and Construction (dated August 20, 2026)
- City of Mississauga, Community Services Department, Culture Division (dated August 20, 2026)
- City of Mississauga, Community Services Department, Parks, Forestry & Environment (dated August 20, 2026)

Correspondence & Discussion

The Secretary – Treasurer noted the comments received:

- Correspondence was received from three members of the public expressing objections regarding the subject application.

One member of the public appeared before the Committee and objected the application due to concerns regarding flooding, whether the application satisfies the criteria set out in section 51(24) of the Planning Act, the application's conformity with the Official Plan, and the preservation of the character of the surrounding neighbourhood.

Committee asked questions of the agent who appeared before the Committee.

The Applicant agreed with the conditions requested by city and agency staff.

Decision

Committee has taken into consideration, on balance, all submissions made before its decision including five written submissions and one oral submission.

The Committee, having considered all relevant materials including information provided by the applicant, plans submitted, and staff and agency comments, is satisfied that a plan of subdivision is not necessary for the proper and orderly development of the municipality.

The Committee, having regard to those matters under subsection 51(24) of the Planning Act R.S.O. 1990, c. P.13., as amended, resolves to grant provisional consent subject to the conditions of Appendix A being fulfilled for the following reason:

- The flooding concerns would be addressed through the imposed conditions.

Accordingly, the Committee resolves to authorize and grant the request.

J. Page

T. Rowan

Moved by:

Seconded by:

Carried

The Decision of the Committee is:

Application Approved on Conditions as Stated in Appendix A:

To sever a parcel of land for the creation of a new lot. The parcel of land has a frontage of approximately 55.81m and an area of approximately 1,228.03sq m.

Committee Decision dated at the City of Mississauga on August 27, 2026.

"S. PATRIZIO"

S. Patrizio (Chair)

"F. DALE"

F. Dale

"J. PAGE"

J. Page

"K. ELLIS"

K. Ellis

DISSENTED

J. Robinson

"T. ROWAN"

T. Rowan

ABSENT

W. Shahrukh

I certify this is copy of the Committee's decision given on August 27, 2026.

"A. DAVIES"

Alexander Davies - Secretary Treasurer

For a signed copy of this document please call
905-615-3200 ext. 5507 or email

Committee.Adjustment@mississauga.ca

Date of Mailing: September 3, 2026.

This decision is subject to appeal to the Ontario Land Tribunal by filing with the Ontario Land Tribunal e-file service, or with the Committee of Adjustment office directly, before **4:30pm on September 23, 2026**. The appeal must set out the reasons for the appeal and be accompanied by the OLT's appeal fee. A summary of the appeal procedure is enclosed.

Notes:

The decision to give provisional consent shall be deemed to be refused if the conditions of provisional consent, have not been fulfilled on or before **September 3, 2028**.

See "Summary of Appeal Procedures" and "Fulfilling Conditions & Certificate Issuance" attached.

Appendix A – Conditions of Provisional Consent

Appendix B – City and Agency comments that relate to items on Appendix A

Appendix A – Conditions of Provisional Consent

1. Approval of the draft reference plan(s), as applicable, shall be obtained from the Committee of Adjustment office, and a digital copy of the resultant deposited reference plan(s) (and/or the required number of prints, as determined by the Secretary-Treasurer) shall be received.
2. An application amendment letter shall be received from the applicant or authorized agent confirming that, if necessary, the conveyed and retained lands shall be together with and/or subject to service easement(s) and/or right(s)-of-way, in a location and width as determined by the Secretary-Treasurer on written advice from the agencies having jurisdiction for any service or right for which the easement or right-of-way is required. Alternatively, a letter shall be received from the applicant or authorized agent confirming that no service easement(s) and/or right(s)-of-way are necessary.
3. A letter shall be received from the City of Mississauga, Zoning Plan Examination section, indicating that the conveyed and retained lands comply with the provisions of the Zoning By-law, or alternatively that any required variances are approved by the appropriate authorities and that such approval is final and binding.
4. A letter shall be received from the City of Mississauga, Development, Engineering & Construction section, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments in Appendix B.
5. A letter shall be received from the City of Mississauga, Heritage section, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments in Appendix B.

Notes:

You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have made a written request to be notified of changes to the conditions of the provisional consent. Anyone who has made a written request for a copy of this decision will also receive notice of any changes to the conditions of provisional consent.

Appendix B – City and Agency comments that relate to items on Appendix A

Development Engineering & Construction

We are noting that any Development Engineering concerns/requirements for this property will be addressed under Consent Application 'B' 2-3/24.

Since the original hearing date on January 25, 2024, the applicant's Consultant has had ongoing discussions with our Traffic Section and they have now come to an agreement on a 'draft' concept plan that now proposes one new lot fronting onto Madigan's Lane that is being severed from the existing property fronting onto Indian Road.

Should the Committee see merit in the applicant's request and the application move forward, the following conditions will be required:

A. Items Required Prior to the Issuance of Final Consent

1. Overall Grading/Servicing and Drainage Plan

The applicant's consulting engineer will be required to prepare an Overall Grading/Servicing and Drainage Plan which contains sufficient details to ensure grading compatibility with the adjacent lands and submit the grading and drainage proposal to this department for review/approval.

2. Municipal Address Requirement

Prior to the issuance of final consent, satisfactory arrangements are to be made with the Corporate Services Department, Information Technology Division, Digital Workflows, Business Intelligence & Visualization Technologies Section, GIS Data Management Group for the creation of new municipal addresses for the severed and retained lands. For further information, please contact Susie Tasca at (905) 615-3200 ext. 3088 or susie.tasca@mississauga.ca

3. Lift 0.3m Reserve

The applicant shall make appropriate arrangements for lifting the existing 0.3M Reserve identified as Part 4, Plan 43R-12154 across the frontage of the severed parcel. In this regard the applicant is to make satisfactory arrangements with the City of Mississauga for the lifting of this 0.3M reserve. We are advising that any questions or directions pertaining to the process for the lifting the 0.3 M Reserve can be answered by our traffic section at Trans.Projects@mississauga.ca. This condition will be cleared upon receipt of confirmation in form of by-law amendment.

B. GENERAL INFORMATION

1. Lot Grading and Drainage

We advise the applicant that issuance of any building permits for the new dwelling(s) will be subject to the owner submitting a certified lot grading and drainage plan to this

Department for review/approval. The grading and drainage plan is to contain sufficient detail to ensure grading compatibility with the adjacent properties. In addition, the owner will be required to submit the applicable lot grading and municipal services protection deposits.

2. Servicing

All costs incurred in providing any service laterals will be the responsibility of the owner. The owner will also be responsible for all costs incurred for the required road reinstatement (if required). If the service connections are to be installed by a private contractor retained by the owner, issuance of an open cut permit will be subject to the owner depositing adequate securities with the City to guarantee proper road reinstatement.

3. Access

The applicant will be required to apply for Access Modification Permits prior to Site Plan Approval and/or Building Permit Issuance. We advise the applicant that all costs incurred in providing any new driveway entrance(s) to the subject lands or any modifications/reinstatement required, would be at cost to the owner. Driveway accesses shall maintain a 1.5m setback from aboveground features such as utilities and trees. We are also noting that should any utilities need to be relocated, all costs incurred will also be to the owner.

4. Storm Sewer Outlet

The applicant is advised that there is no storm sewer system available in front of the proposed lot on Madigan's Lane. In this regard, we advise that all dwellings to be constructed on the subject lands will require a sump pump to discharge the weeping tile to grade. It is the full responsibility of the applicant to advise any prospective purchasers of the properties of this requirement. In situations where a sump pump is required and where a high groundwater table may exist, the sump pump may run continuously. The applicants are encouraged to design the weeping tile elevation to be at least 1.0 meter above the seasonal groundwater elevation. The owner is advised that the City has no obligations to address any concerns related to the operation of private sump pump systems.

For further information on the storm sewer please contact Allan Noona at 905-615-3200 ext. 4490.

G. Russell, Supervisor, Development Engineering South

905-615-3200, ext. 5833

Comments Prepared by: Geoff Russell, Supervisor, Development Engineering - South

Heritage

The property has archaeological potential as identified under Provincial criteria for the determination of Archaeological Potential. The proponent shall carry out an archaeological assessment of the subject property and mitigate, through preservation or resource removal and documenting, adverse impacts to any significant archaeological resources found. No grading or other soil disturbances shall take place on the subject property prior to the approval authority and the Ministry of Citizenship and Multiculturalism confirming that all archaeological resource concerns have met licensing and resource conservation requirements. Letters to this effect from said Ministry corresponding to each archaeological assessment report and activity are required to be submitted to Heritage Planning for review. Please note that there are provincial prohibitions on conducting archaeological fieldwork when the ground is frozen or snow covered. The standard field season runs from April to November.

Comments Prepared by: Andrew Douglas, Heritage Analyst

**Withdrawal Notice
Minor Variance Application**



**Committee of Adjustment
City of Mississauga**
300 City Centre Drive
Mississauga, Ontario L5B 3C1
Telephone: 905-615-3200 x5507
Fax No. 905-615-3950

File: "B3.24" (Ward 2)
751 Indian Rd
Mississauga, ON

In the matter of the above-noted application submitted to the Committee of Adjustment submitted pursuant to Section 45 of The Planning Act, R.S.O. 1990, c.P.13, as amended, wherein the applicant requested a minor variance to the provisions By-law 0225-2007.

The applicant has decided not to proceed with the matter and at the August 27, 2026 Committee of Adjustment hearing requested the application be withdrawn from the Committee's agenda.

In accordance with Committee of Adjustment Procedure By-law 0350-2007, as amended, as you are located within 60 m (200 ft.) of the subject property or have expressed an interest in receiving the Committee's decision, we are advising that the application has been withdrawn and is no longer under consideration by the Committee.

Dated this 3rd day of September, 2026.

Yours very truly,



Alexander Davies
Secretary-Treasurer
Committee of Adjustment

**Withdrawal Notice
Minor Variance Application**



**Committee of Adjustment
City of Mississauga**
300 City Centre Drive
Mississauga, Ontario L5B 3C1
Telephone: 905-615-3200 x5507
Fax No. 905-615-3950

File: "A7.24" (Ward 2)
751 Indian Rd
Mississauga, ON

In the matter of the above-noted application submitted to the Committee of Adjustment submitted pursuant to Section 45 of The Planning Act, R.S.O. 1990, c.P.13, as amended, wherein the applicant requested a minor variance to the provisions By-law 0225-2007.

The applicant has decided not to proceed with the matter and at the August 27, 2026 Committee of Adjustment hearing requested the application be withdrawn from the Committee's agenda.

In accordance with Committee of Adjustment Procedure By-law 0350-2007, as amended, as you are located within 60 m (200 ft.) of the subject property or have expressed an interest in receiving the Committee's decision, we are advising that the application has been withdrawn and is no longer under consideration by the Committee.

Dated this 3rd day of September, 2026.

Yours very truly,



Alexander Davies
Secretary-Treasurer
Committee of Adjustment

**Withdrawal Notice
Minor Variance Application**



**Committee of Adjustment
City of Mississauga**
300 City Centre Drive
Mississauga, Ontario L5B 3C1
Telephone: 905-615-3200 x5507
Fax No. 905-615-3950

File: "A8.24" (Ward 2)
751 Indian Rd
Mississauga, ON

In the matter of the above-noted application submitted to the Committee of Adjustment submitted pursuant to Section 45 of The Planning Act, R.S.O. 1990, c.P.13, as amended, wherein the applicant requested a minor variance to the provisions By-law 0225-2007.

The applicant has decided not to proceed with the matter and at the August 27, 2026 Committee of Adjustment hearing requested the application be withdrawn from the Committee's agenda.

In accordance with Committee of Adjustment Procedure By-law 0350-2007, as amended, as you are located within 60 m (200 ft.) of the subject property or have expressed an interest in receiving the Committee's decision, we are advising that the application has been withdrawn and is no longer under consideration by the Committee.

Dated this 3rd day of September, 2026.

Yours very truly,



Alexander Davies
Secretary-Treasurer
Committee of Adjustment

**Withdrawal Notice
Minor Variance Application**



**Committee of Adjustment
City of Mississauga**
300 City Centre Drive
Mississauga, Ontario L5B 3C1
Telephone: 905-615-3200 x5507
Fax No. 905-615-3950

File: "A9.24" (Ward 2)
751 Indian Rd
Mississauga, ON

In the matter of the above-noted application submitted to the Committee of Adjustment submitted pursuant to Section 45 of The Planning Act, R.S.O. 1990, c.P.13, as amended, wherein the applicant requested a minor variance to the provisions By-law 0225-2007.

The applicant has decided not to proceed with the matter and at the August 27, 2026 Committee of Adjustment hearing requested the application be withdrawn from the Committee's agenda.

In accordance with Committee of Adjustment Procedure By-law 0350-2007, as amended, as you are located within 60 m (200 ft.) of the subject property or have expressed an interest in receiving the Committee's decision, we are advising that the application has been withdrawn and is no longer under consideration by the Committee.

Dated this 3rd day of September, 2026.

Yours very truly,

Alexander Davies
Secretary-Treasurer
Committee of Adjustment

Minor Variance Decision

File: A228.26

Ward: 6

Application for the property located at **5140 Artist Lane**

Date of Hearing: August 27, 2026

Date Decision Signed by the Committee: September 3, 2026

Decision of the Mississauga Committee of Adjustment under Section 45(1) OR (2) of The Planning Act R.S.O. 1990, c.P.13, as amended.

The hearing commenced at approximately 1:00 p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:41 p.m.

Application Details

The applicant requests the Committee to approve a minor variance to allow accessory structures proposing a setback to Greenlands Zone of 4.00m (approx. 13.12ft) whereas By-law 0225-2007, as amended, requires a minimum setback for all structures in Residential Zones to all lands zoned G1 of 5.00m (approx. 16.40ft) in this instance.

R. Patel, agent, attended and presented evidence and comment in support of the application.

Comments

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated August 20, 2026)
- City of Mississauga, Development Engineering and Construction (dated August 20, 2026)
- City of Mississauga, Community Services Department, Parks, Forestry & Environment (dated August 20, 2026)

Correspondence & Discussion

No comments from the public were received because of this hearing's public circulation.

No members of the public appeared before the Committee.

Committee asked questions of the agent who appeared before the Committee.

Decision

The applicant requested that the application be amended and Committee agreed to the request.

Committee has taken into consideration, on balance, all submissions made before its decision.

They have also considered all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and the majority of the members have determined that the application is minor in nature, desirable for the appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law and the Official Plan are maintained.

Accordingly, the Committee resolves to authorize and grant the request.

J. Robinson

F. Dale

Moved by:

Seconded by:

Carried

The Decision of the Committee was:

Application Approved as Amended:

To approve a minor variance to allow accessory structures proposing:

1. A setback to Greenlands Zone of 4.00m whereas By-law 0225-2007, as amended, requires a minimum setback for all structures in Residential Zones to all lands zoned G1 of 7.00m in this instance; and
2. A rear yard setback to deck inclusive of stairs of 4.00m whereas the by-law requires a minimum setback of 7.00m to the rear yard in this instance.

Committee Decision dated at the City of Mississauga on August 27, 2026.

"S. PATRIZIO"

S. Patrizio (Chair)

"F. DALE"

F. Dale

"J. PAGE"

J. Page

"K. ELLIS"

K. Ellis

"J. ROBINSON"

J. Robinson

"T. ROWAN"

T. Rowan

ABSENT

W. Shahrukh

I certify this is copy of the Committee's decision given on August 27, 2026.

"A. DAVIES"

Alexander Davies - Secretary Treasurer

For a signed copy of this document please call
905-615-3200 ext. 5507 or email

Committee.Adjustment@mississauga.ca

This decision is subject to appeal to the Ontario Land Tribunal by filing with the Ontario Land Tribunal e-file service, or with the Committee of Adjustment office directly, before **4:30pm on September 23, 2026**. A summary of the appeal procedure is enclosed.

Notes:

1. A Development Charge may be payable prior to the issuance of a Building Permit.
2. Further approvals from the City of Mississauga may be required i.e. a Building Permit, a Zoning Certificate, a License, etc.

Minor Variance Decision

File: A241.26

Ward: 1

Application for the property located at **7 Elmwood Ave N**

Date of Hearing: August 27, 2026

Date Decision Signed by the Committee: September 3, 2026

Decision of the Mississauga Committee of Adjustment under Section 45(1) OR (2) of The Planning Act R.S.O. 1990, c.P.13, as amended.

The hearing commenced at approximately 1:00 p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 1:48 p.m.

Application Details

The applicant requests the Committee to approve a minor variance to allow an apartment building proposing:

1. A flat roof height of 4 storeys and 12.50m (approx. 41.01ft) whereas By-law 0225-2007, as amended, permits a maximum flat roof height of 3 storeys and 12.50m (approx. 41.01ft) in this instance;
2. A depth of a landscaped buffer measured from any other lot line of 0.90m (approx. 2.95ft) whereas By-law 0225-2007, as amended, requires a minimum depth of a landscaped buffer measured from any other lot line of 4.50m (approx. 14.76ft) in this instance;
3. A total of one type A accessible parking space whereas By-law 0225-2007, as amended, requires a minimum of one type B accessible parking space in this instance; and
4. A length of a building streetwall on the first storey that may be used for accessing residential uses located above the first storey of 46.00% whereas By-law 0225-2007, as amended, permits a maximum length of a building streetwall on the first storey that may be used for accessing residential uses located above the first storey of 25.00% in this instance.

G. Broll, agent, attended and presented evidence and comment in support of the application.

Comments

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated August 20, 2026)
- City of Mississauga, Development Engineering and Construction (dated August 20, 2026)

- City of Mississauga, Community Services Department, Parks, Forestry & Environment (dated August 20, 2026)

Correspondence & Discussion

The Secretary – Treasurer noted the comments received:

- Correspondence was received from five members of the public expressing objections regarding the subject application.
- Correspondence was received from six members of the public expressing concerns regarding the subject application.

One member of the public appeared before the Committee and objected to the application due to concerns regarding the height, the depth of the landscape buffer, the streetwall, the number of units on the lot, and parking.

Two members of the public appeared before the Committee and supported the application while noting concerns regarding drainage.

Committee asked questions of the agent who appeared before the Committee.

Decision

The applicant requested that the application be amended and Committee agreed to the request.

Committee has taken into consideration, on balance, all submissions made before its decision including eleven written submissions and two oral submissions. They have also considered all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and the majority of the members have determined that the application is minor in nature, desirable for the appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law and the Official Plan are maintained for the following reasons:

- The application conforms with the Official Plan;
- There are no anticipated traffic issues;
- There is no change in massing;
- The setback has a minimum impact to the north side; and
- The subject property is in close proximity to the Lakeshore Rd corridor.

Accordingly, the Committee resolves to authorize and grant the request.

T. Rowan

J. Robinson

Moved by:

Seconded by:

Carried

The Decision of the Committee was:

Application Approved as Amended:

To allow an apartment building proposing:

1. A flat roof height of 4 storeys and 12.50m whereas By-law 0225-2007, as amended, permits a maximum flat roof height of 3 storeys and 12.50m in this instance;
2. A depth of a landscaped buffer measured from any other lot line of 0.90m whereas By-law 0225-2007, as amended, requires a minimum depth of a landscaped buffer measured from any other lot line of 4.50m in this instance;
3. A total of one Type B accessible parking space whereas By-law 0225-2007, as amended, requires a minimum of one Type A accessible parking space in this instance; and
4. A length of a building streetwall on the first storey that may be used for accessing residential uses located above the first storey of 46.00% whereas By-law 0225-2007, as amended, permits a maximum length of a building streetwall on the first storey that may be used for accessing residential uses located above the first storey of 25.00% in this instance.

Committee Decision dated at the City of Mississauga on August 27, 2026.

"S. PATRIZIO"

S. Patrizio (Chair)

"F. DALE"

F. Dale

"J. PAGE"

J. Page

"K. ELLIS"

K. Ellis

"J. ROBINSON"

J. Robinson

"T. ROWAN"

T. Rowan

ABSENT

W. Shahrukh

I certify this is copy of the Committee's decision given on August 27, 2026.

"A. DAVIES"

Alexander Davies - Secretary Treasurer

For a signed copy of this document please call
905-615-3200 ext. 5507 or email

Committee.Adjustment@mississauga.ca

This decision is subject to appeal to the Ontario Land Tribunal by filing with the Ontario Land Tribunal e-file service, or with the Committee of Adjustment office directly, before **4:30pm on September 23, 2026**. A summary of the appeal procedure is enclosed.

Notes:

1. A Development Charge may be payable prior to the issuance of a Building Permit.
2. Further approvals from the City of Mississauga may be required i.e. a Building Permit, a Zoning Certificate, a License, etc.

Minor Variance Decision

File: A249.26

Ward: 2

Application for the property located at **665 Meadow Wood Rd**

Date of Hearing: August 27, 2026

Date Decision Signed by the Committee: September 3, 2026

Decision of the Mississauga Committee of Adjustment under Section 45(1) OR (2) of The Planning Act R.S.O. 1990, c.P.13, as amended.

The hearing commenced at approximately 1:00 p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:32 p.m.

Application Details

The applicant requests the Committee to approve a minor variance to allow a driveway proposing:

1. A combined width of a circular driveway of 10.82m (approx. 35.50ft) whereas By-law 0225-2007, as amended, permits a maximum combined width of a circular driveway of 8.50m (approx. 27.89ft) in this instance;
2. A walkway attachment width of 3.29m (approx. 10.80ft) whereas By-law 0225-2007, as amended, permits a maximum walkway attachment width of 1.50m (approx. 4.92ft) in this instance; and
3. A driveway width of 10.50m (approx. 34.45ft) for a portion of the driveway that is within 6.00m (approx. 19.69ft) of the garage face whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m (approx. 27.89ft) for a portion of the driveway that is within 6.00m (approx. 19.69ft) of the garage face in this instance.

M. Shah, agent, attended and presented evidence and comment in support of the application.

Comments

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated August 20, 2026)
- City of Mississauga, Development Engineering and Construction (dated August 20, 2026)
- City of Mississauga, Community Services Department, Parks, Forestry & Environment (dated August 20, 2026)
- Region of Peel (dated August 20, 2026)

- Credit Valley Conservation (dated August 20, 2026)

Correspondence & Discussion

No comments from the public were received because of this hearing's public circulation.

No members of the public appeared before the Committee.

Committee asked questions of the agent who appeared before the Committee.

Decision

The applicant requested that the application be amended and Committee agreed to the request.

Committee has taken into consideration, on balance, any and all submissions made before its decision. They have also considered all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and the majority of the members have determined that the application is minor in nature, desirable for the appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law and the Official Plan are maintained.

Accordingly, the Committee resolve to authorize and grant the request.

J. Page

K. Ellis

Moved by:

Seconded by:

Carried

The Decision of the Committee was:

Application Approved as Amended Subject to Condition(s):

To allow a driveway proposing:

1. A combined width of the two points of access of a circular driveway of 10.82m whereas By-law 0225-2007, as amended, permits a maximum combined width of the two points of access of a circular driveway of 8.50m in this instance;
2. A walkway attachment width of 3.29m whereas By-law 0225-2007, as amended, permits a maximum walkway attachment width of 1.50m in this instance; and
3. A driveway width of 17.20m for a portion of the driveway that is within 6.00m of the garage face whereas By-law 0225-2007, as amended, permits a maximum driveway width of 10.50m for a portion of the driveway that is within 6.00m of the garage face in this instance.

Condition(s):

Construction related to this variance shall be in general conformance with the drawings approved by the Committee.

Committee Decision dated at the City of Mississauga on August 27, 2026.

"S. PATRIZIO"

S. Patrizio (Chair)

"F. DALE"

F. Dale

"J. PAGE"

J. Page

"K. ELLIS"

K. Ellis

"J. ROBINSON"

J. Robinson

"T. ROWAN"

T. Rowan

ABSENT

W. Shahrukh

I certify this is copy of the Committee's decision given on August 27, 2026.

"A. DAVIES"

Alexander Davies - Secretary Treasurer

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Committee.Adjustment@mississauga.ca

This decision is subject to appeal to the Ontario Land Tribunal by filing with the Ontario Land Tribunal e-file service, or with the Committee of Adjustment office directly, before **4:30pm on September 23, 2026**. A summary of the appeal procedure is enclosed.

Notes:

1. A Development Charge may be payable prior to the issuance of a Building Permit.
2. Further approvals from the City of Mississauga may be required i.e. a Building Permit, a Zoning Certificate, a License, etc.

Minor Variance Decision

File: A250.26

Ward: 9



Application for the property located at **2943 Rainwater Dr**

Date of Hearing: August 27, 2026

Date Decision Signed by the Committee: September 3, 2026

Decision of the Mississauga Committee of Adjustment under Section 45(1) OR (2) of The Planning Act R.S.O. 1990, c.P.13, as amended.

The hearing commenced at approximately 1:00 p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:35 p.m.

Application Details

The applicant requests the Committee to approve a minor variance to allow an excessive driveway width proposing a driveway width of 9.63m (approx. 31.59ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.69ft) in this instance.

M. Ghaly, agent, attended and presented evidence and comment in support of the application.

Comments

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated August 20, 2026)
- City of Mississauga, Development Engineering and Construction (dated August 20, 2026)
- Region of Peel (dated August 20, 2026)
- CPKC Rail Line (dated August 20, 2026)

Correspondence & Discussion

The Secretary – Treasurer noted the comments received:

- Correspondence was received from one member of the public expressing concerns regarding the subject application.

No members of the public appeared before the Committee.

Committee asked questions of the agent who appeared before the Committee.

Decision

The applicant requested that the application be amended and Committee agreed to the request.

Committee has taken into consideration, on balance, any and all submissions made before its decision including one written submission. They have also considered all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and the majority of the members have determined that the application is minor in nature, desirable for the appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law and the Official Plan are maintained.

Accordingly, the Committee resolve to authorize and grant the request.

J. Robinson

F. Dale

Moved by:

Seconded by:

Carried

The Decision of the Committee was:

Application Approved as Amended Subject to Condition(s):

To allow an excessive driveway width proposing a driveway width of 7.20m whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m in this instance.

Condition(s):

Construction related to this variance shall be in general conformance with the drawings approved by the Committee.

Committee Decision dated at the City of Mississauga on August 27, 2026.

"S. PATRIZIO"

S. Patrizio (Chair)

"F. DALE"

F. Dale

"J. PAGE"

J. Page

"K. ELLIS"

K. Ellis

"J. ROBINSON"

J. Robinson

"T. ROWAN"

T. Rowan

ABSENT

W. Shahrukh

I certify this is copy of the Committee's decision given on August 27, 2026.

"A. DAVIES"

Alexander Davies - Secretary Treasurer

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This decision is subject to appeal to the Ontario Land Tribunal by filing with the Ontario Land Tribunal e-file service, or with the Committee of Adjustment office directly, before **4:30pm on September 23, 2026**. A summary of the appeal procedure is enclosed.

Notes:

1. A Development Charge may be payable prior to the issuance of a Building Permit.
2. Further approvals from the City of Mississauga may be required i.e. a Building Permit, a Zoning Certificate, a License, etc.

Minor Variance Decision

File: A254.26

Ward: 3



Application for the property located at **4222 Dixie Rd Unit 160**

Date of Hearing: August 27, 2026

Date Decision Signed by the Committee: September 3, 2026

Decision of the Mississauga Committee of Adjustment under Section 45(1) OR (2) of The Planning Act R.S.O. 1990, c.P.13, as amended.

The hearing commenced at approximately 1:00 p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:45 p.m.

Application Details

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

1. An exterior side yard of 4.25m (approx. 13.94ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard of 4.50m (approx. 14.76ft) in this instance; and
2. A balcony encroachment of 3.23m (approx. 10.60ft) whereas By-law 0225-2007, as amended, permits a maximum balcony encroachment of 1.00m (approx. 3.28ft) in this instance.

O Manias, agent, attended and presented evidence and comment in support of the application.

Comments

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated August 20, 2026)
- City of Mississauga, Development Engineering and Construction (dated August 20, 2026)
- City of Mississauga, Community Services Department, Parks, Forestry & Environment (dated August 20, 2026)

Correspondence & Discussion

No comments from the public were received because of this hearing's public circulation.

No members of the public appeared before the Committee.

Committee asked questions of the agent who appeared before the Committee.

Decision

The applicant requested that the application be amended and Committee agreed to the request.

Committee has taken into consideration, on balance, all submissions made before its decision.

They have also considered all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and the majority of the members have determined that the application is minor in nature, desirable for the appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law and the Official Plan are maintained.

Accordingly, the Committee resolves to authorize and grant the request.

J. Page

J. Robinson

Moved by:

Seconded by:

Carried

The Decision of the Committee was:

Application Approved as Amended:

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

1. An exterior side yard of 4.25m measured to the rear balcony whereas By-law 0225-2007, as amended, requires a minimum exterior side yard of 4.50m measured to a balcony in this instance; and
2. A balcony encroachment into the required rear yard of 3.34m whereas By-law 0225-2007, as amended, permits a maximum rear balcony encroachment into the required rear yard of 1.00m in this instance.

Committee Decision dated at the City of Mississauga on August 27, 2026.

"S. PATRIZIO"

S. Patrizio (Chair)

"F. DALE"

F. Dale

"J. PAGE"

J. Page

"K. ELLIS"

K. Ellis

"J. ROBINSON"

J. Robinson

"T. ROWAN"

T. Rowan

ABSENT

W. Shahrukh

I certify this is copy of the Committee's decision given on August 27, 2026.

"A. DAVIES"

Alexander Davies - Secretary Treasurer

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Notes:

1. A Development Charge may be payable prior to the issuance of a Building Permit.
2. Further approvals from the City of Mississauga may be required i.e. a Building Permit, a Zoning Certificate, a License, etc.