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## Committee of Adjustment

**Date:** December 14, 2023  
**Time:** 1:00 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  
George Carlson  
Timothy Rowan  
Ken Ellis  
Janice Robinson

### Contacts

Tamoor Chaudhary, Committee of Adjustment Coordinator, Legislative Services  
905-615-3200 ext.3662  
[tamoor.chaudhary@mississauga.ca](mailto:tamoor.chaudhary@mississauga.ca)

Taranjeet Uppal, Committee of Adjustment Coordinator, Legislative Services  
905-615-3200 ext.3817  
[taranjeet.uppal@mississauga.ca](mailto:taranjeet.uppal@mississauga.ca)

**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](mailto:committee.adjustment@mississauga.ca)

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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 B53.23  
1346 Lakeshore Road West (Ward 2)
    - 4.2 B58.23, A480.23, A481.23  
1203 Canterbury Road (Ward 1)
    - 4.3 A455.23  
265 Lakeshore Road East (Ward 1)
    - 4.4 A457.23  
1555 Dundas Street West (Ward 6)
    - 4.5 A468.23  
4885 Rosebush Road (Ward 6)
    - 4.6 A469.23  
751 Millworks Crescent (Ward 6)
    - 4.7 A470.23  
1623 Magenta Court (Ward 6)
    - 4.8 A471.23  
588 Curzon Ave (Ward 1)
    - 4.9 A474.23  
1077 Serson Ave (Ward 1)
    - 4.10 A475.23  
802 Southdown Road, Unit C2 (Ward 2)
    - 4.11 A476.23  
1257 Crestdale Road (Ward 2)
    - 4.12 A477.23  
3316 Pilcom Crescent (Ward 7)

- 4.13        A478.23  
             2187 Sidney Drive (Ward 1)
- 4.14        A203.23  
             1236 Echo Drive (Ward 2)
- 4.15        A267.23  
             1384 Haig Blvd (Ward 1)
- 5.           OTHER BUSINESS
- 6.           ADJOURNMENT



# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: B53.23  
Ward: 2

## 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 1346 Lakeshore Road West, zoned R2-5- Residential, has applied for Consent under Section 53 of the Planning Act. The applicant requests the approval of Committee to sever a parcel of land for the creation of a new lot. The parcel of land has a frontage of approximately 15.24m (approx. 50.00ft) and an area of approximately 1047.14sq m (approx. 11,271.32sq ft).

The Committee has set **Thursday, December 14, 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.

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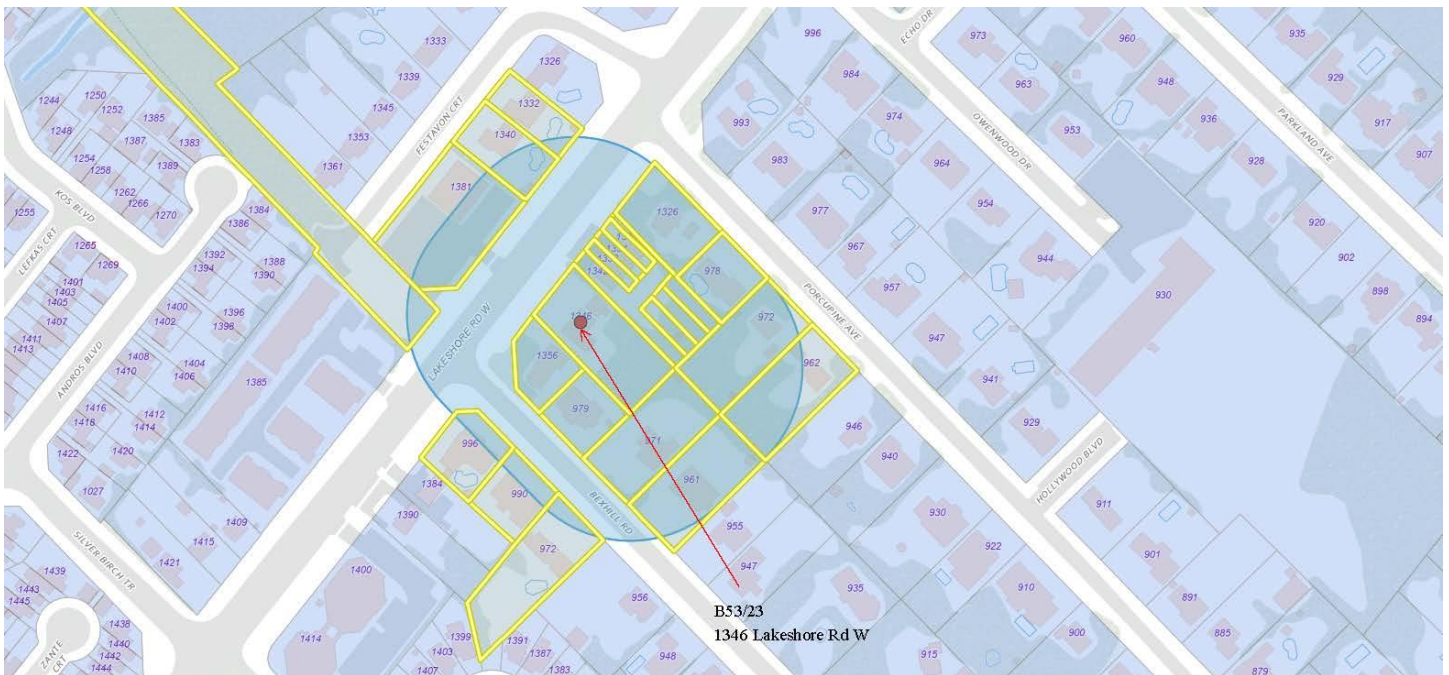


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# City of Mississauga Department Comments

Date Finalized: 2023-12-07	File(s): B53.23
To: Committee of Adjustment	Ward: 2
From: Committee of Adjustment Coordinator	Meeting date:2023-12-14 1:00:00 PM

## Consolidated Recommendation

The City recommends the application be deferred.

## Application Details

The applicant requests the approval of Committee to sever a parcel of land for the creation of a new lot. The parcel of land has a frontage of approximately 15.24m (approx. 50.00ft) and an area of approximately 1047.14sq m (approx. 11,271.32sq ft).

### Recommended Conditions and/or Terms of consent

- Appendix A – Conditions of Provisional Consent

## Background

**Property Address:** 1346 Lakeshore Road West

### Mississauga Official Plan

Character Area: Clarkson - Lorne Park Neighbourhood  
Designation: Residential Low Density I

### Zoning By-law 0225-2007

**Zoning:** R2-5- Residential

**Other Applications:** None

### Site and Area Context

The subject property is located within the Clarkson-Lorne Park Neighbourhood Character Area, southwest of the Lakeshore Road West and Bexhill Road intersection. The surrounding area includes a mix of residential uses, including one and two-storey detached dwellings with little mature vegetation in the front yards. The residential lots have frontages ranging from approximately 15m (49.21ft) to 30m (98.42ft). The subject property contains an existing one-storey detached dwelling with mature vegetation in the front yard.

The applicant is proposing to sever the parcel of land for the creation of a new lot for residential purposes.



## Comments

### Planning

#### Planning Act

Section 51 (24) of the *Planning Act* sets out the criteria for land division in the Province of Ontario. In evaluating such requests, the Committee needs to be satisfied that the proposal meets not only the criteria set out under Section 51(24), but also municipal requirements identify in local legislation.

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. In evaluating such requests, the Committee needs to be satisfied that the proposal meets the four tests set out in the *Planning Act*.

#### Provincial Matters

The Provincial Policy Statement 2020 (PPS 2020) and Growth Plan for the Greater Golden Horseshoe promote efficient development and land use, directing the focus towards intensification and redevelopment. The proposal is consistent with the general directive in provincial policy.

Staff comments concerning the application for consent are as follows:

The subject property is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan, which permits detached, semi-detached and duplex dwellings.

The application proposes to sever the subject property into two new lots for residential purposes.

Planning staff have no concerns with the applicant's proposal in principle, however, upon review of the submitted information, staff are of the opinion that the applicant's drawings are insufficient to properly assess the application and note that the applicant may require additional variances.

Staff are of the opinion that the application should be deferred to allow the applicant an opportunity to prepare a survey to confirm the accuracy of the proposed lot areas, frontages and measurements of the lots. Staff also recommend that the applicant submit a preliminary zoning review application to allow Zoning staff an opportunity to capture any variances that maybe required to facilitate this severance. Lastly, Planning staff advise the applicant to consult with the Traffic Planning Section in the Transportation and Works Department prior to proposing any future access points.

Comments Prepared by: Shivani Chopra, Planner in Training

## Appendices

### Appendix 1 – Transportation and Works Comments

Should Committee see merit in the subject application we are providing the following conditions/requirements that will have to be addressed to the satisfaction of this department prior to the issuance of final consent:

#### Items Required Prior to the Issuance of Final Consent

1. Overall Grading and Drainage Plan

The applicant's consulting engineer will be required to prepare an Overall Grading 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 Corporate Services Department, Information Technology Division, Digital Services & Mobility Section, Geospatial Solutions 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](mailto:susie.tasca@mississauga.ca)

#### GENERAL INFORMATION

1. Servicing

We note for the owner's information that all costs incurred in providing the required services (i.e., sanitary, water, storm, hydro, gas, etc.) to the subject lands will be the responsibility of the owner.

2. Access

We advise the applicant that all costs incurred in providing any new driveway entrances to the subject lands or any modifications/reinstatement required (including the existing driveway), would be at cost to the owner. We are also noting that should any utilities need to be relocated, all costs incurred will also be to the owner. Driveway accesses shall maintain a 1.5m setback from aboveground features such as utilities and trees.

3. Lot Grading and Drainage

We advise the applicant that issuance of any building permits for any new dwellings 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.

#### 4. Storm Sewer Outlet

The applicant is advised that there is no storm sewer system available in front of the proposed lot on Lakeshore Road West. 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.

Comments Prepared by: John Salvino, Development Engineering Technologist

### **Appendix 2 – Zoning Comments**

Zoning has no objection to the Consent application provided that the severed and retained lands comply with the provisions of Zoning By-law 0225-2007, as amended, with respect to, among other things, minimum lot frontage, minimum lot area, setbacks to the existing building(s), on site parking, etc., or alternatively, that any minor variance(s) is approved, final and binding and/or the demolition of any existing building(s) is complete.

We further advise that the proposed lot frontage is to be calculated in accordance with the following definition:

- The applicant is advised that Lot Frontage means the horizontal distance between the side lot lines and where these lines are not parallel means the distance between the side lot lines measured on a line parallel to and 7.5 m back from the front lot line.

Comments Prepared by: Minan Song, Planner in Training

### **Appendix 3 – Region of Peel**

**Consent: B-23-053M / 1346 Lakeshore Road West**

Development Engineering: Brian Melnyk (905)-791-7800 x3602

**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.
- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
- All unutilized water and sanitary services shall be abandoned in accordance with Region of Peel design specifications. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals are required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca)

Comments Prepared by: Ayooluwa Ayoola, Junior Planner

#### **Appendix 4 – Heritage**

The property has archaeological potential due to its proximity to a present or past watercourse or known archaeological resource. The applicant should contact the Ministry of Citizenship and Multiculturalism to determine the archaeological concerns related to the application. A letter from the Ministry of Citizenship and Multiculturalism confirming that all archaeological resource concerns have met licensing and resource conservation requirements for the property must be submitted to Heritage Planning.

Comments Prepared by: Andrew Douglas, Heritage Analyst

#### **Appendix 5- Bell**

**Subject: Consent Application - Severance**

**1346 Lakeshore Road West**

**CofA File: B53.23 Bell File: 905-23-426**

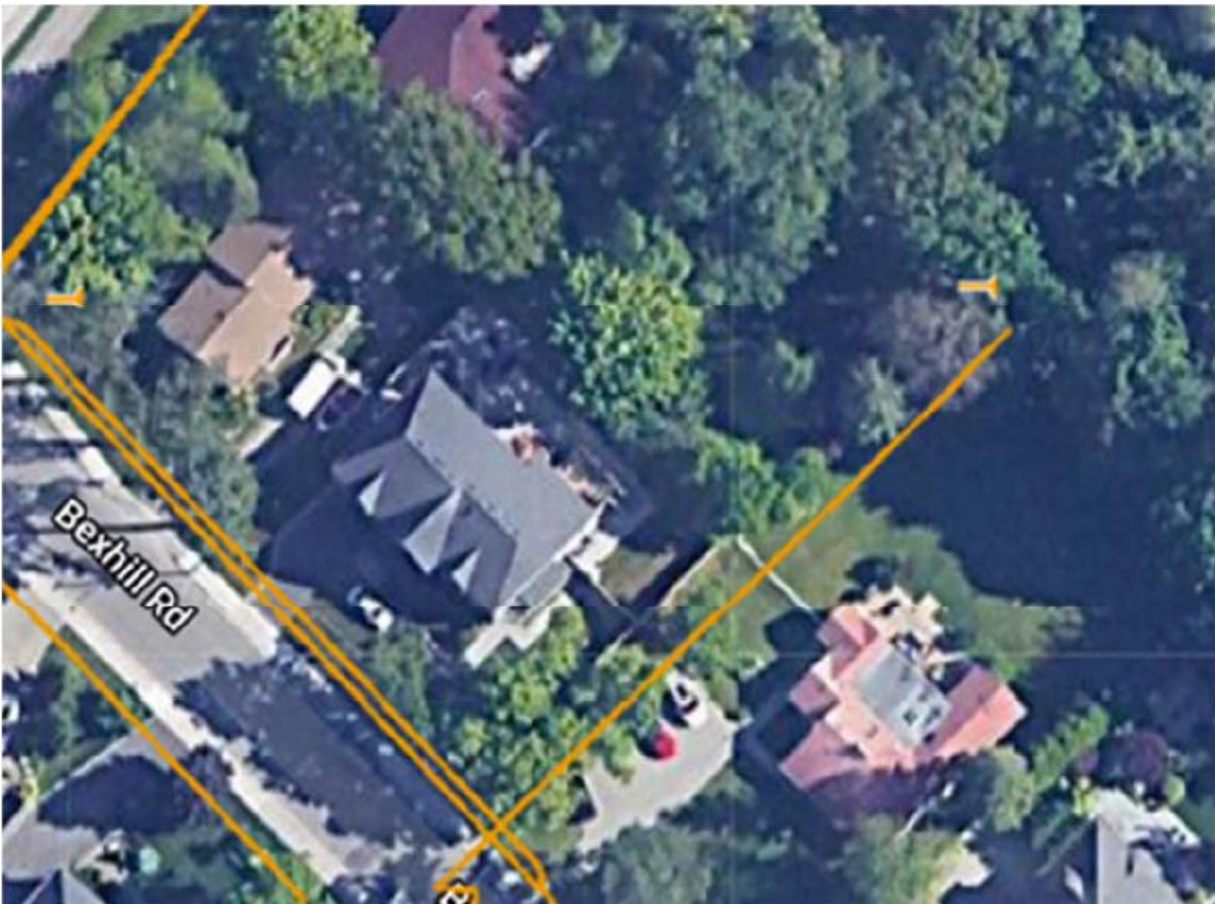
Subsequent to review of the Severance Application by our local Engineering Department it has been identified that Bell Canada will require a transfer of easement over these lands, to protect existing buried facilities, supply service to the properties and to maintain service in the area. According to our records, Bell Canada has buried cable that runs parallel to the rear property boundary. We request the easement be the full length of the facilities, as shown as an approximation on the attached sketch.

Bell Canada would like to confirm that a blanket easement over the lands or a specific easement measured 3.0m wide (1.5m on either side of the buried plant), and to a minimum of 1.0m past any pedestal installation as can be accommodated, would satisfy our needs. Concerning the buried plant, it will be necessary for the surveyor to arrange for a cable locate to identify its location.

Since the easement is necessary in order to provide and maintain service to this area, all costs associated with this transaction is the responsibility of the landowner. Compensation should be set to the nominal amount of \$2.00 for the acquisition of these rights. Additionally, Bell Canada requires separate, registered postponements for any mortgages and certification of title.

We hope this proposal meets with your approval and request a copy of the Committee of Adjustments decision. We look forward to the owners' Solicitor contacting us with a draft reference plan and accompanying draft easement documents for our approval prior to registration, along with an acknowledgement and direction for our execution.

If you have any questions or concerns, please feel free to contact me.





Comments Prepared by: Carrie Gordon, Right of Way Associate

## **Appendix A – CONDITIONS OF PROVISIONAL CONSENT**

**SHOULD THE COMMITTEE GRANT A PROVISIONAL CONSENT, THE FOLLOWING IS A LIST OF THE RECOMMENDED CONDITIONS TO BE ATTACHED TO THE DECISION AND THESE CONDITIONS MAY BE REVISED BY THE COMMITTEE AT THE PUBLIC MEETING.**

1. Approval of the draft reference plan(s), as applicable, shall be obtained at the Committee of Adjustment office, and; the required number of prints of the resultant deposited reference plan(s) shall be received.
2. An application amendment letter shall be received from the applicant or authorized agent confirming that the conveyed land shall be together with and/or subject to services easement(s) and/or right(s)-of-way, if necessary, in a location and width as determined by the Secretary-Treasurer based 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 services easement(s) and/or right(s)-of-way, are necessary.
3. A letter shall be received from the City of Mississauga, Manager of Zoning Plan Examination, indicating that the conveyed land and retained lands comply with the provisions of the Zoning By-law, or alternatively; that any 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, Transportation and Works Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated December 7, 2023.
5. A letter shall be received from the City of Mississauga, Culture Division, Community Services Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated December 7, 2023.
6. A letter shall be received from Bell indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated November 22, 2023.



# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: B58.23 A480.23 A481.23  
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 1203 Canterbury Road, zoned R3-1- Residential, has applied for Consent under Section 53 of the Planning Act. B58/23

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 12.50m (approx. 41.01ft) and an area of approximately 567.76 m (6111.32sq ft).

A480/23

The applicant requests a minor variance for the severed lands of B58/23 proposing:

1. A corner lot area of 567.76sq m (approx. 6111.32sq ft) whereas By-law 0225-2007, as amended, requires a minimum lot area of 720.00sq m (approx. 7750.02sq ft) in this instance;
2. A westerly exterior side yard setback of 1.22m (approx. 4.00ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback of 6.00m (approx. 19.69ft) in this instance;
3. An easterly interior side yard setback of 1.22m (approx. 4.00ft) whereas By-law 0225-2007, as amended, requires a minimum easterly interior side yard setback of 1.81m (approx. 5.94ft) in this instance; and,
4. A lot frontage of 12.50m (approx. 41.01ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 19.50m (approx. 63.98ft) in this instance.

A481/23

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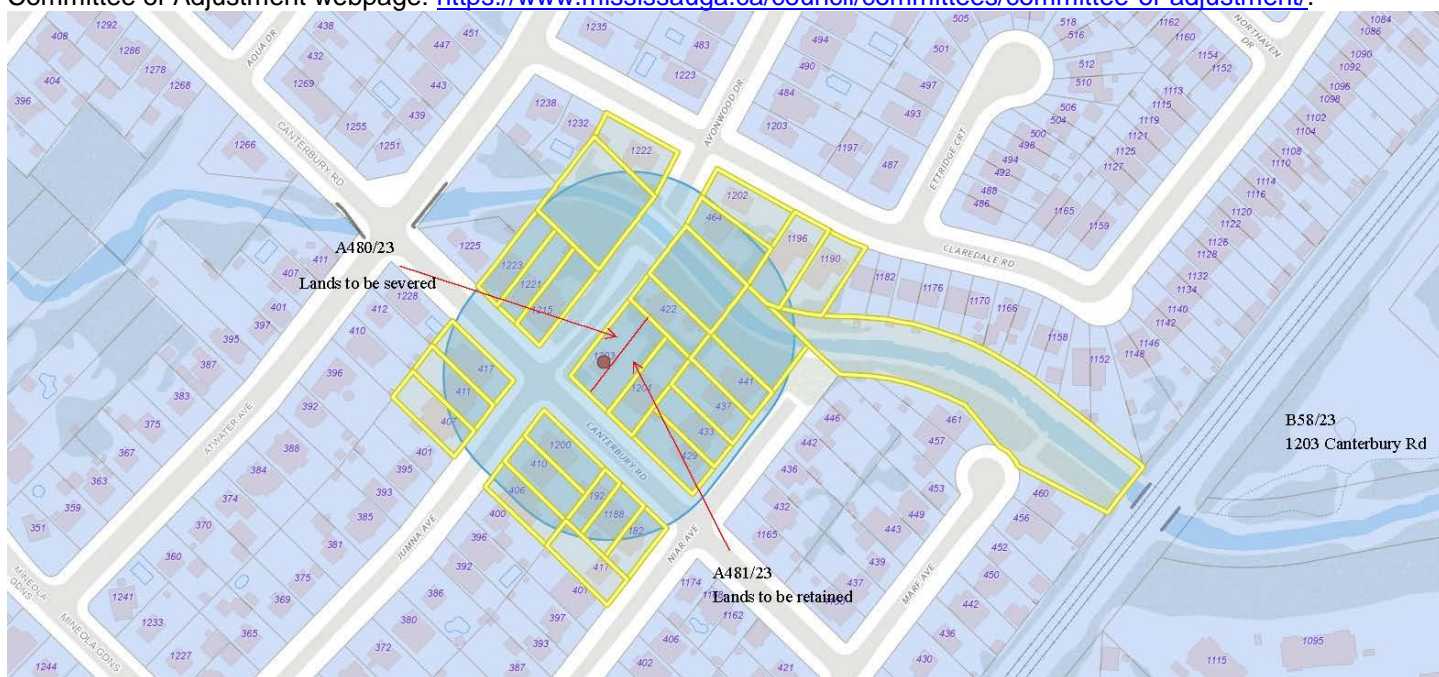
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# City of Mississauga Department Comments

Date Finalized: 2023-12-07	File(s): B58.23
To: Committee of Adjustment	Ward: 1
From: Committee of Adjustment Coordinator	Meeting date:2023-12-14 1:00:00 PM

## Consolidated Recommendation

The City has no objections to the requested consent and associated minor variance applications. The applicant may wish to defer the application to ensure the accuracy of the requested variances and that additional variances are not required.

## Application Details

### B58/23

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The applicant requests a minor variance for the severed lands of B58/23 proposing:

1. A corner lot area of 567.76sq m (approx. 6111.32sq ft) whereas By-law 0225-2007, as amended, requires a minimum lot area of 720.00sq m (approx. 7750.02sq ft) in this instance;
2. A westerly exterior side yard setback of 1.22m (approx. 4.00ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback of 6.00m (approx. 19.69ft) in this instance;
3. An easterly interior side yard setback of 1.22m (approx. 4.00ft) whereas By-law 0225-2007, as amended, requires a minimum easterly interior side yard setback of 1.81m (approx. 5.94ft) in this instance; and,
4. A lot frontage of 12.50m (approx. 41.01ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 19.50m (approx. 63.98ft) in this instance.

### A481/23

The applicant requests a minor variance for the retained lands of B58/23 proposing:

1. A westerly exterior side yard setback of 1.22m (approx. 4.00ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback of 6.00m (approx. 19.69ft) in this instance;
2. An easterly interior side yard setback of 1.22m (approx. 4.00ft) whereas By-law 0225-2007, as amended, requires a minimum easterly interior side yard setback of 1.81m (approx. 5.94ft) in this instance; and,

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3. A lot frontage of 12.50m (approx. 41.01ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 19.50m (approx. 63.98ft) in this instance.

### **Amendments**

While Planning staff are not in a position to interpret the zoning by-law, staff note that the required frontage for an interior lot in this zone is 15m (49.21ft). As such, variance #3 for file A481.23 should be amended.

### **Recommended Conditions and/or Terms of consent**

- Appendix A – Conditions of Provisional Consent
- The variance application approved under File(s) A480.23 and A481.23 must be finalized

### **Recommended Conditions and/or Terms of minor variance**

- Variance(s) approved under file(s) A480.23 and A481.23 shall lapse if the consent application under file B58.23 is not finalized within the time prescribed by legislation.

## **Background**

**Property Address:** 1203 Canterbury Road

### **Mississauga Official Plan**

Character Area: Mineola Neighbourhood  
Designation: Residential Low Density II

### **Zoning By-law 0225-2007**

**Zoning:** R3-1- Residential

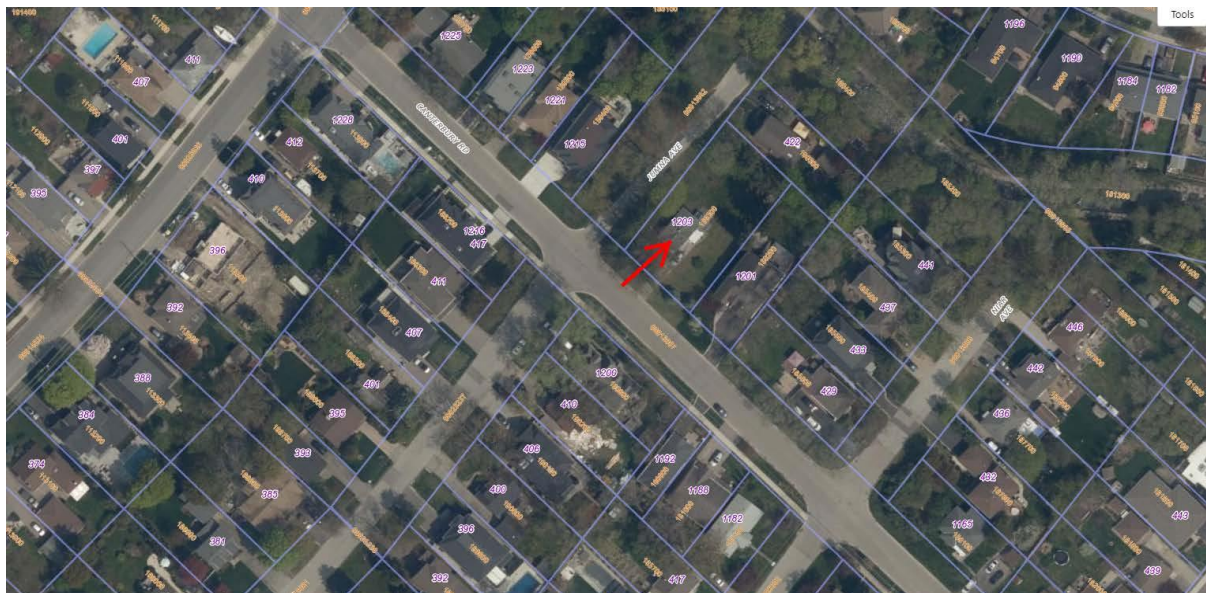
**Other Applications:** None

### **Site and Area Context**



The subject property is located within the Mineola Neighbourhood Character Area, southeast of the Mineola Gardens and Atwater Avenue intersection. The immediate neighbourhood is entirely residential consisting primarily of one and two storey-detached dwellings with some mature vegetation in the front yards. Lot frontages for single detached dwellings in the area generally range between approximately 12.3m (40.35ft) and 25m (82.02ft). The subject property contains an existing one-storey dwelling with mature vegetation in the front yard.

The applicant is proposing to sever a parcel of land for the creation of a new lot and new detached two-storey dwellings on both the severed and retained parcels requiring variances related to lot frontage, side yard setbacks and lot area (severed lot).



## Comments

### Planning

#### Planning Act

Section 51 (24) of the *Planning Act* sets out the criteria for land division in the Province of Ontario. In evaluating such requests, the Committee needs to be satisfied that the proposal meets not only the criteria set out under Section 51(24), but also municipal requirements identify in local legislation.

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. In evaluating such requests, the Committee needs to be satisfied that the proposal meets the four tests set out in the *Planning Act*.

#### Provincial Matters

The Provincial Policy Statement 2020 (PPS 2020) and Growth Plan for the Greater Golden Horseshoe promote efficient development and land use, directing the focus towards intensification and redevelopment. The proposal is consistent with the general directive in provincial policy.

Staff comments concerning the applications for consent and the four tests to the minor variance request are as follows:

**Does the proposal maintain the general intent and purpose of the Official Plan?**

The subject property is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP), which permits detached, semi-detached, duplex, triplex and other forms of low-rise dwellings with individual frontages. Section 16.1.2.1 of MOP states, to preserve the character of lands designated Residential Low Density I and Residential Low Density II, the minimum frontage and area of new lots will be evaluated in the context of the existing lot pattern in the surrounding area. The official plan and zoning by-law envisions a mix of dwelling types with an eclectic lot fabric in the surrounding area. The proposed parcels are consistent with detached lots found within the immediate area and contribute to the eclectic nature of the existing and planned community. Staff are of the opinion that the proposed lot frontages are approximately in line with other residential properties in the area and will not negatively impact the character of the street or the area's lot fabric.

As per Section 5.3.5 (Neighbourhoods) of MOP, neighbourhoods are not meant to remain static, however, when new development occurs, it should be sensitive to the neighbourhoods existing and planned character. The proposed severance represents a sensitive intensification that is compatible with the area and does not negatively impact the established lot fabric of the neighbourhood. Furthermore staff have no concerns with the severance regarding the criteria set out in Section 51(24) of the Planning Act as the site is appropriately serviced and is suitable for the planned use of the property. Staff are of the opinion that the application conforms to the official plan and the proposed parcels are suitable to accommodate detached dwellings.

In addition to the consent application, the applicant has submitted minor variance applications under files A480.23 and A481.23.

File A480.23 requests four variances for the proposed corner lot for lot area, exterior side yard setback, interior side yard setback and lot frontage.

File A481.23 requests three variances for the retained lands for side yard setbacks and lot frontage.

**Does the proposal maintain the general intent and purpose of the Zoning By-law?**

Variance #1 and #4 for file A480.23 and Variance #3 for file A481.23 pertain to corner lot area and lot frontage. The intents of these regulations in the zoning by-law are to ensure that new lots are appropriately sized and fit within the context of the surrounding area. Through a comprehensive review of the surrounding lands, Planning staff are satisfied that the requested lot frontage reduction is consistent with lots in the immediate area. Staff have no concerns with the proposed lot area and lot frontage, as the proposed lots appear to be compatible with the neighbourhood and can accommodate appropriately sized detached dwellings.

Variance #2 and #3 for File A480.23 and Variance #1 and #2 for file A481.23 pertain to deficient side yard setbacks. The general intent of side yard regulations is to ensure that an adequate buffer exists between a structure's massing and the adjoining properties or the public realm for corner lots, appropriate drainage is maintained and access to the rear yard remains unencumbered. Staff note that the variances requested for interior side yard setback of 1.22m (4ft) are required to only accommodate the second storey for both the proposed detached dwellings on the retained and severed lots. The first storey requires an interior setback of 1.2m (3.93ft) for lots with frontage lesser than 18m (59.05ft) in this zone. Staff have no concerns with the interior side yard setbacks as the second storey is designed to align with the first storey, which meets the zoning by-law regulations. Staff are of the opinion that the proposed interior side yard for both the lots provides an adequate buffer by building directly on top of the first floor, posing no impacts to drainage and unencumbered access to the rear yard. For exterior side yard setback, staff note that although the variance appears high numerically, the proposed setback is consistent with setbacks found on corner lots in the vicinity. Furthermore, staff are satisfied the presence of a municipal boulevard adds a visual buffer to the exterior side yard, mitigating any massing impacts to the public realm.

**Is the proposal desirable for the appropriate development of the subject lands and minor in nature?**

Given the above Planning staff are satisfied that the minor variance applications maintain the general intent and purpose of both the official plan and zoning by-law, are minor in nature, and represent appropriate development of the subject property.

Comments Prepared by: Shivani Chopra, Planner in Training



## Appendices

### Appendix 1 – Transportation and Works Comments

Should Committee see merit in the subject application we are providing the following conditions/requirements that will have to be addressed to the satisfaction of this department prior to the issuance of final consent:

#### Items Required Prior to the Issuance of Final Consent

1. Overall Grading and Drainage Plan

The applicant's consulting engineer will be required to prepare an Overall Grading 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 Corporate Services Department, Information Technology Division, Digital Services & Mobility Section, Geospatial Solutions 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](mailto:susie.tasca@mississauga.ca)

#### GENERAL INFORMATION

1. Servicing

We note for the owner's information that all costs incurred in providing the required services (i.e., sanitary, water, storm, hydro, gas, etc.) to the subject lands will be the responsibility of the owner.

2. Access

We advise the applicant that all costs incurred in providing any new driveway entrances to the subject lands or any modifications/reinstatement required (including the existing driveway), would be at cost to the owner. We are also noting that should any utilities need to be relocated, all costs incurred will also be to the owner. Driveway accesses shall maintain a 1.5m setback from aboveground features such as utilities and trees.

3. Lot Grading and Drainage

We advise the applicant that issuance of any building permits for any new dwellings 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.

#### 4. Storm Sewer Outlet

The applicant is advised that there is no storm sewer system available in front of the proposed lot on Canterbury Road. 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.

Comments Prepared by: John Salvino, Development Engineering Technologist

### **Appendix 2 – Zoning Comments**

Zoning has no objection to the Consent application provided that the severed and retained lands comply with the provisions of Zoning By-law 0225-2007, as amended, with respect to, among other things, minimum lot frontage, minimum lot area, setbacks to the existing building(s), on site parking, etc., or alternatively, that any minor variance(s) is approved, final and binding and/or the demolition of any existing building(s) is complete.

We further advise that the proposed lot frontage is to be calculated in accordance with the following definition:

- The applicant is advised that Lot Frontage means the horizontal distance between the side lot lines and where these lines are not parallel means the distance between the side lot lines measured on a line parallel to and 7.5 m back from the front lot line.

Comments Prepared by: Minan Song, Planner in Training

### **Appendix 3 – Parks, Forestry & Environment**

The Parks and Culture Planning Section of the Community Services Department has reviewed the above noted consent application and has no objections and advises as follows:

City of Mississauga Forestry Staff have attended the site and identified the following City owned tree(s) within the municipal boulevard on Canterbury Road:

- Sugar Maple (65 cm DBH) – Good Condition - \$8,800.00
- Norway Spruce (38 cm DBH) – Good Condition - \$2,800.00
- Norway Spruce (32 cm DBH) – Good Condition - \$2,100.00
- Norway Spruce (32 cm DBH) – Good Condition - \$2,100.00
- Norway Spruce (24 cm DBH) – Good Condition - \$1,300.00
- Norway Spruce (26 cm DBH) – Good Condition - \$1,400.00
- Norway Spruce (10 cm DBH) – Good Condition - \$644.09

Should the application be approved, Community Services wishes to impose the following conditions:

1. The applicant shall provide tree protection securities in the amount of \$19,144.09 for the preservation of the municipal trees.
2. No public trees shall be injured or removed. If public tree removal is required, a permit must be issued as per By-law 0020-2022.
3. No private trees shall be injured or removed. If a private tree with a diameter of 15 centimetres or greater on private property is to be injured or destroyed, a permit must be issued as per By-law 0021-2022.

In addition, Community Services notes the following:

1. The applicant shall provide framed tree hoarding at the dripline of the above noted trees prior to any construction to the satisfaction of City of Mississauga Forestry Staff. Please call Matthew McMullen at 905-615-3200 ext. 3508 or Mike Newbold at 905-615-3200 ext. 8280 to arrange a hoarding inspection.
2. Payment for street tree fees and other charges can be made at the Parks and Forestry customer service counter located at 950 Burnhamthorpe Road West, in the form of a certified cheque, bank draft, or money order made payable to "The Corporation of the City of Mississauga". A Submission of Fees and Securities form is required to process payment. Please contact Nicholas Rocchetti to request a Submission of Fees and Securities form and any other inquiries regarding the payment process.
3. Prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O. 1990, c.P. 13, as amended) and in accordance with the City's policies and by-laws.

Should further information be required, please contact Nicholas Rocchetti, Park Planning Assistant, Community Services Department at 905-615-3200 ext. 4659 or via email [Nicholas.Rocchetti@mississauga.ca](mailto:Nicholas.Rocchetti@mississauga.ca).

Comments Prepared by: Nicholas Rocchetti, Planner-in-Training

#### **Appendix 4 – CVC**

**Re: City File No. B58.23, A 480.23 & A481.23**

**CVC File No. B 23/058 & A 23/480-481**

**2748532 ONTARIO INC.**

**1203 Canterbury Road**

**Part of Lot 12, Concession 2 SDS**

**City of Mississauga**

Credit Valley Conservation (CVC) staff have reviewed the subject application and offer comments based on the following roles and responsibilities:

1. Delegated Responsibilities – providing comments representing the provincial interest regarding natural hazards (except forest fires) as identified in Section 3.1 of the Provincial Policy Statement (2020);
2. Regulatory Responsibilities – providing comments to ensure the coordination of requirements under the Conservation Authorities Act Section 28 regulation, to eliminate unnecessary delay or duplication in process;
3. Source Protection Agency – providing advisory comments to assist with the implementation of the CTC Source Protection Plan under the Clean Water Act, as applicable.

#### **CVC REGULATED AREA:**

Based on CVC mapping and information available, a portion of the property at 1203 Canterbury Road is within the CVC Regulated Area due to the floodplain associated with Cooksville Creek. As such, the property is subject to CVC's Ontario Regulation 160/06: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses. This regulation prohibits altering a watercourse, wetland or shoreline and prohibits development in areas adjacent to the Lake Ontario shoreline, river and stream valleys, hazardous lands and wetlands, without the prior written approval of CVC (i.e. the issuance of a permit).

#### **PROPOSAL:**

It is our understanding that the applicant has applied for the following applications pertaining to the subject site:

1. Application B58/23 - The applicant requests the approval of Committee to sever a parcel of land for the creation of a new lot. The parcel of land has a frontage of approximately 12.50m (approx. 41.01ft) and an area of approximately 567.76 sq m (6111.32 sq ft).
2. Application A480/23 - The applicant requests the approval of Committee for a minor variance for the severed lands of B58/23 proposing: a. A corner lot area of 567.76sq m (approx. 6111.32sq ft) whereas By-law 0225-2007, as amended, requires a minimum lot area of 720.00sq m (approx. 7750.02sq ft) in this instance;

b. A westerly exterior side yard setback of 1.22m (approx. 4.00ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback of 6.00m (approx. 19.69ft) in this instance;

c. An easterly interior side yard setback of 1.22m (approx. 4.00ft) whereas By-law 0225-2007, as amended, requires a minimum easterly interior side yard setback of 1.81m (approx. 5.94ft) in this instance; and,

d. A lot frontage of 12.50m (approx. 41.01ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 19.50m (approx. 63.98ft) in this instance.

3. Application A481/23 - The applicant requests the approval of Committee for a minor variance for the retained lands of B58/23 proposing: a. A westerly exterior side yard setback of 1.22m (approx. 4.00ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback of 6.00m (approx. 19.69ft) in this instance;

b. An easterly interior side yard setback of 1.22m (approx. 4.00ft) whereas By-law 0225-2007, as amended, requires a minimum easterly interior side yard setback of 1.81m (approx. 5.94ft) in this instance; and,

c. A lot frontage of 12.50m (approx. 41.01ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 19.50m (approx. 63.98ft) in this instance.

#### COMMENTS:

Based on our review of the proposal, the floodplain associated with Cooksville Creek is located at the rear of the property, and the new lot line appears to be encroaching into the floodplain. It is typically our expectation that the hazard lands be off-lot and remain on the retained parcel and not be fragmented. In order to achieve this, the retained lot would form an 'L' configuration; however, based on discussions with City staff, it is our understanding that a lot in an 'L' configuration is not desired by the City.

It is also our understanding that the City has a greenlands overlay over the rear portion of the property, which requires approval of the City and Conservation Authority, including any necessary studies, prior to any proposed development within that area.

Further, through our review of the Site Plan (Hirman Architects, last revised September 25, 2023), the proposed building envelopes on both the lands to be severed and lands to be retained appear to be located outside of the floodplain associated with Cooksville Creek, with a buffer. As there is a suitable building envelope on both lots outside the hazard for future development, CVC staff have **no objection** to the approval of the requested severance and associated minor variances by the Committee at this time.

Following the Committee of Adjustment process, a CVC permit will be required prior to any proposed development in the Regulated Area on the retained and severed parcels. The applicant should contact CVC staff for further pre-consultation to confirm permitting requirements before submitting a permit application.

We trust that these comments are sufficient. If you have any questions or concerns, please do not hesitate to contact the undersigned at 905-670-1615 (x 325).

Comments Prepared by: Trisha Hughes, Acting Senior Planner

## **Appendix 5 – Metrolinx**

### **1203 Canterbury Road - B58.23, A480.23, A481.23**

Metrolinx is in receipt of the Consent and two Minor Variance applications for 1203 Canterbury Rd to facilitate the severance of the lands for the creation of a new lot and to facilitate the construction of a new single detached dwelling with a secondary basement suite on each the lot to be severed and retained.

Metrolinx's comments on the subject application are noted below:

- The subject property is located within 300m of the Metrolinx Oakville Subdivision which carries Metrolinx's Lakeshore West GO Train service.

### **Conditions of Approval:**

- As per section 3.9 of the Federation of Canadian Municipalities and Railway Association of Canada's Guidelines for New Development in Proximity to Railway Operations, the Owner shall grant Metrolinx an environmental easement for operational emissions. The environmental easement provides clear notification to those who may acquire an interest in the subject property and reduces the potential for future land use conflicts. The environmental easement shall be registered on title of the subject property. A copy of the form of easement is included for the Owner's information. The applicant may contact [Farah.Faroque@metrolinx.com](mailto:Farah.Faroque@metrolinx.com) with questions and to initiate the registration process. (It should be noted that the registration process can take up to 6 weeks).
- The Proponent shall provide confirmation to Metrolinx, that the following warning clause has been inserted into all Development Agreements, Offers to Purchase, and Agreements of Purchase and Sale or Lease of each dwelling unit within 300 metres of the Railway Corridor:
  - **Warning:** The Applicant is advised that the subject land is located within Metrolinx's 300 metres railway corridor zone of influence and as such is advised that Metrolinx and its assigns and successors in interest has or have a right-of-way within 300 metres from the subject land. The Applicant is further advised that there may be alterations to or expansions of the rail or other transit facilities on such right-of-way in the future including the possibility that Metrolinx or any railway entering into an agreement with Metrolinx to use the right-of-way or their assigns or

successors as aforesaid may expand or alter their operations, which expansion or alteration may affect the environment of the occupants in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual lots, blocks or units.

Comments Prepared by: Farah Faroque, Project Analyst

## **Appendix 6 – Region of Peel**

**Minor Variance & Consent: A-23-480M / A-23-481M / B-23-058M – 1203 Canterbury Rd**  
Development Engineering: Brian Melnyk (905)-791-7800 x3602

### **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.
- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
- All unutilized water and sanitary services shall be abandoned in accordance with Region of Peel design specifications. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals are required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).

Planning: Ayooluwa Ayoola (905) 791-7800 x8787

### **Comments:**

- The subject land is in the regulated area of the Credit Valley Conservation Authority (CVC). We rely on the environmental expertise of the CVC for the review of development applications located within or adjacent to the regulated area in Peel and the impact of natural hazards on proposed development. We therefore request that the City staff consider comments from the CVC and incorporate their requirements appropriately. Final approval of this application requires all environmental concerns to be addressed to the satisfaction of the CVC.
- The subject land is located within the Credit Valley Conservation Authority (CVC) Flood Plain. The Regional Official Plan (ROP) designates floodplains as a natural hazard under Policy **2.16.11**. Within this designation, ROP policies seek to ensure that development and site alterations do not create new or aggravate existing flood plain management problems along flood susceptible riverine environments. We rely on the

environmental expertise of the **CVC** for the review of development applications located within or adjacent to natural hazards in Peel. We, therefore, request that City staff consider comments from the **CVC** and incorporate their conditions of approval appropriately.

Comments Prepared by: Ayooluwa Ayoola, Junior Planner

## **Appendix A – CONDITIONS OF PROVISIONAL CONSENT**

**SHOULD THE COMMITTEE GRANT A PROVISIONAL CONSENT, THE FOLLOWING IS A LIST OF THE RECOMMENDED CONDITIONS TO BE ATTACHED TO THE DECISION AND THESE CONDITIONS MAY BE REVISED BY THE COMMITTEE AT THE PUBLIC MEETING.**

1. Approval of the draft reference plan(s), as applicable, shall be obtained at the Committee of Adjustment office, and; the required number of prints of the resultant deposited reference plan(s) shall be received.
2. An application amendment letter shall be received from the applicant or authorized agent confirming that the conveyed land shall be together with and/or subject to services easement(s) and/or right(s)-of-way, if necessary, in a location and width as determined by the Secretary-Treasurer based 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 services easement(s) and/or right(s)-of-way, are necessary.
3. A letter shall be received from the City of Mississauga, Manager of Zoning Plan Examination, indicating that the conveyed land and retained lands comply with the provisions of the Zoning By-law, or alternatively; that any variances are approved by the appropriate authorities and that such approval is final and binding. ("A" 480-481/23)
4. A letter shall be received from the City of Mississauga, Transportation and Works Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated December 7, 2023.
5. A letter shall be received from the City of Mississauga, Park Planning, Community Services Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated December 7, 2023.
6. A letter shall be received from the Region of Peel, Development Services/Public Works, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated December 1, 2023.



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7. A letter shall be received from Metrolinx indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated December 1, 2023.



# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A455.23  
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 265 Lakeshore Road East, 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 a restaurant proposing:

1. 3 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 16 parking spaces in this instance; and,
2. A restaurant within 60.00m of a Residential Zone whereas By-law 0225-2007, as amended, requires a restaurant to be located greater than 60.00m from a Residential Zone in this instance.

The Committee has set **Thursday, December 14, 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, 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 x2408 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 application file number or property address you are commenting on.

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:

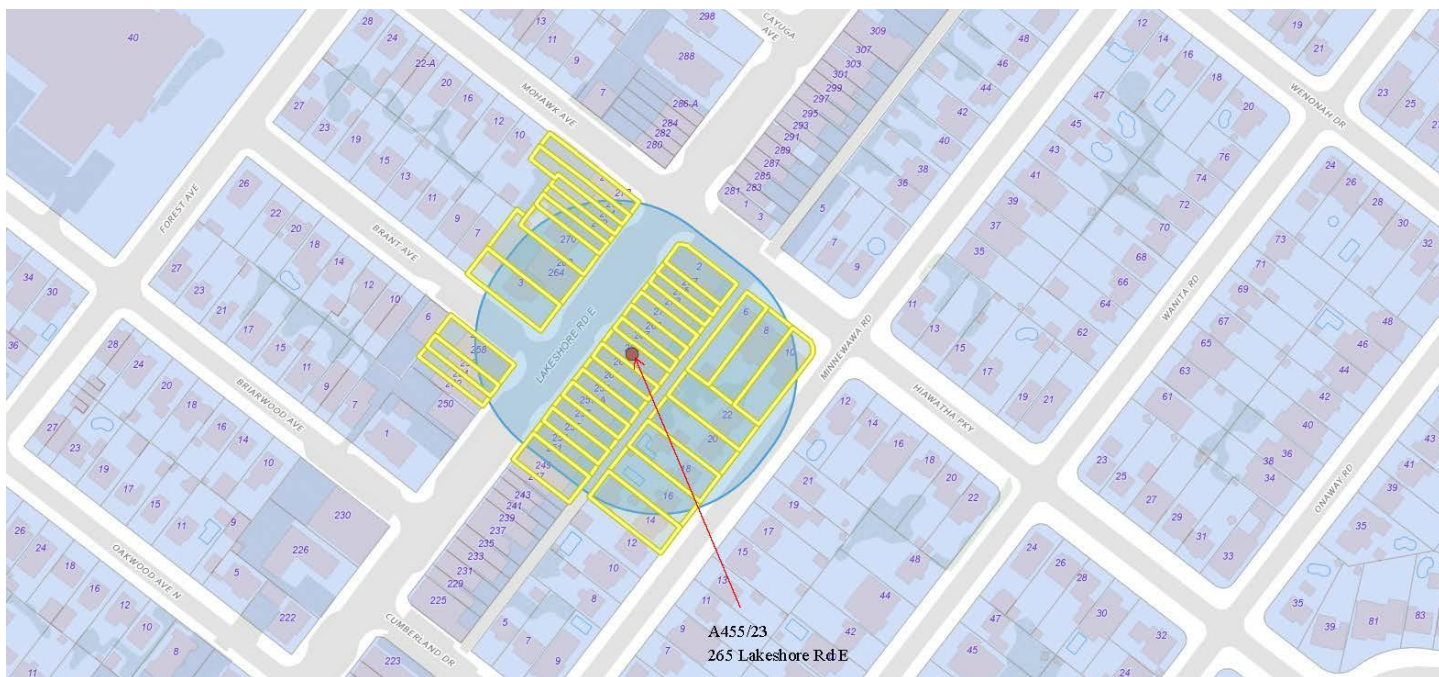
- For more information about this matter, contact [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca) or call 905-615-3200 x2408. Alternatively, information can be obtained in person by making an appointment with the Committee of Adjustment at 300

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:  
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### Committee of Adjustment Appeal Process:

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**Legal notice:**

Your comments are collected under the legal authority of the Planning Act R.S.O. 1990, Chapter c.P.13, as amended. Your comments regarding this application become the property of the City of Mississauga and will become part of the decision making process of the application. Pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M.56, as amended, public feedback to planning proposals is considered a public record and will be disclosed to any individual (including being posted on the internet) upon request in accordance with Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M.56, as amended. Questions about this collection should be directed to the Secretary-Treasurer, Committee of Adjustment, Office of the City Clerk, 300 City Centre Drive, Mississauga ON L5B 3C1 or (905) 615-3200 x2408.

# City of Mississauga Department Comments

Date Finalized: 2023-12-07	File(s): A455.23
To: Committee of Adjustment	Ward: 1
From: Committee of Adjustment Coordinator	Meeting date:2023-12-14 1:00:00 PM

## Consolidated Recommendation

The City recommends that the application be deferred.

## Application Details

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

1. 3 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 16 parking spaces in this instance; and,
2. A restaurant within 60.00m of a Residential Zone whereas By-law 0225-2007, as amended, requires a restaurant to be located greater than 60.00m from a Residential Zone in this instance.

## Amendments

The Building Department is currently processing a permit under file C 23-8791. Based on review of the information currently available in this permit application, the variances, as requested are correct except that; an additional variance is required as the subject lands are not supplying a Type Accessible Space. The following variance must be added:

3. That zero accessible parking spaces be provided whereas By-law 0225-2007, as amended, requires a minimum of 1 parking spaces in this instance.

## Background

**Property Address:** 265 Lakeshore Road East

### Mississauga Official Plan

**Character Area:** Port Credit Neighbourhood (East)

Designation: Mixed Use

### Zoning By-law 0225-2007

Zoning: C4- Commercial

Other Applications: C 23-8791

### Site and Area Context

The subject property is located in the Port Credit Neighbourhood (East) Character Area, southeast of the Hurontario Street and Lakeshore Road East intersection. The immediate area consists of a variety of commercial uses contained in plazas fronting onto Lakeshore Road East. Minimal vegetation exists in the form of urban street trees.

The application proposes a restaurant requiring variances for reduced parking and minimum separation distance to a residential zone.



## Comments

### Planning

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. Approval of applications must meet the requirements set out under 45(1) and/or 45(2) (a) or (b) in the *Planning Act*.

Staff comments concerning the application are as follows:



The subject property is located in the Port Credit Neighbourhood (East) Character Area and is designated Mixed Use in Schedule 10 of the Mississauga Official Plan (MOP). The Mixed Use designation permits a variety of uses, including restaurant uses. Section 9 of the MOP promotes development with appropriate urban form and site design, regulating that such development is compatible with: the existing site conditions, the surrounding context and the landscape of the character area. Section 8.4 of the official plan contemplates potential reductions in parking requirements and alternative parking arrangements in appropriate situations.

Variance #1 requests a reduction in parking spaces. Variance #3 as identified by Zoning staff pertains to accessible parking spaces. The intent of the zoning by-law in quantifying the required number of parking spaces is to ensure that each lot is self-sufficient in providing adequate parking accommodations based upon its intended use. Municipal Parking staff have reviewed the variance request and provide the following comments:

Per the materials provided by the applicant, the proposed new use of the subject property is a Restaurant with a Gross Floor Area (GFA) of 240 sq mt (2583.34 sq ft). The variance is triggered by the change of use. The subject property is located within C4 Zoning Area, Parking Precinct 3.

Per Section 3.1.1.2 of Mississauga Zoning By-law, restaurant uses with a GFA over 220 square meters located in Parking Precinct 3 require a minimum of 9 parking spaces per 100 square meters of non-residential GFA. Furthermore, Section 3.1.2.3 stipulates that off-street parking spaces for non-residential uses in C4 zones shall be provided in accordance with Precinct 1 requirements. Based on additional information received from Zoning staff, the subject property has a GFA of 270 sq mt (2906.26 sq ft). Therefore, the total minimum required number of parking spaces for the subject property would be 16. The applicant proposes a total of 3 parking spaces in the back of the building. As such, 16 parking spaces are required whereas only 3 parking spaces can be accommodated, which generates a parking deficiency of 13 spaces or 81%.

As the proposed parking deficiency exceeds 10%, a satisfactory Parking Utilization Study (PUS) is required as per the City's Parking Terms of Reference provision. The applicant did not provide a PUS as justification for the proposed parking deficiency. The applicant should refer to the City's Parking [Terms of Reference](#) for parking justification requirements to be included with a formal submission. The applicant should confirm the survey methodology with staff prior to conducting parking surveys. Zoning staff have advised that the requested variance is correct.

Given the above, Municipal Parking staff recommend the application be deferred pending the submission of a satisfactory Parking Utilization Study (PUS).

The City of Mississauga requires a Parking Utilization Study (PUS) be submitted in support of an application where a reduction of parking exceeds 10% of what the By-law requires.

Variance #2 pertains to a separation distance to a residential zone. The intent of this portion of the by-law is to ensure that proposed restaurant uses are compatible with the adjacent land uses and where they cannot; a 60.0m (196.9ft) buffer is created. The adjacent residential neighbourhood is located directly south of the subject property. Staff note there are a number of restaurants located along Lakeshore Road East, and more specifically in the immediate area. Therefore, the proposed use is compatible with the existing uses and fits within the character of the neighbourhood. Staff note that a large alleyway is located behind the subject property which provides a buffer from the subject property to the adjacent residential uses. Furthermore, the applicant is not proposing an outdoor patio or drive-through, and only the rear portion of the unit faces the residential zone, therefore it will not pose any negative impacts to the adjacent residential zone.

Given the above Planning staff are satisfied that variance #2 meets the four tests of a minor variance, however staff recommend that the application be deferred in order to allow the applicant an opportunity to submit the information requested by Municipal Parking staff.

Comments Prepared by: Shivani Chopra, Planner in Training

## Appendices

### Appendix 1 – Transportation and Works Comments

Enclosed are pictures of the property parking at rear.





Comments Prepared by: John Salvino, Development Engineering Technologist

## **Appendix 2 – Zoning Comments**

The Building Department is currently processing a permit under file C 23-8791. Based on review of the information currently available in this permit application, the variances, as requested are correct except that; an additional variance is required as the subject lands are not supplying a Type Accessible Space. The following variance must be added:

That zero accessible parking spaces be provided whereas By-law 0225-2007, as amended, requires a minimum of 1 parking spaces in this instance.

Please note that comments reflect those provided through the above permit application and should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the application file noted above, these comments may no longer be valid. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission procedures, separately through the application process in order to receive updated comments.

Comments Prepared by: Tage Crooks, Zoning Examiner

## **Appendix 3 – Region of Peel**

We have no comments or objections.

Comments Prepared by: Ayooluwa Ayoola, Junior Planner



# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A457.23  
Ward: 6

## 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 1555 Dundas Street West, zoned C4-7- 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 parking proposing 0 parking spaces on the subject property whereas By-law 0225-2007, as amended, requires a minimum of 12 parking spaces on the subject property in this instance.

The Committee has set **Thursday, December 14, 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:

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If you wish to view the public hearing online and do not wish to speak, the hearing will be streamed at the following link:

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# City of Mississauga Department Comments

Date Finalized: 2023-12-07	File(s): A457.23 Ward: 6
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2023-12-14 1:00:00 PM

## Consolidated Recommendation

The City has no objections to the application. The applicant may wish to defer the application to ensure that all required variances have been accurately identified.

## Application Details

The applicant requests the Committee to approve a minor variance to allow parking proposing 0 parking spaces on the subject property whereas By-law 0225-2007, as amended, requires a minimum of 12 parking spaces on the subject property in this instance.

## Background

**Property Address:** 1555 Dundas Street West

### Mississauga Official Plan

Character Area: Erindale Neighbourhood  
Designation: Mixed Use

### Zoning By-law 0225-2007

**Zoning:** C4-7- Commercial

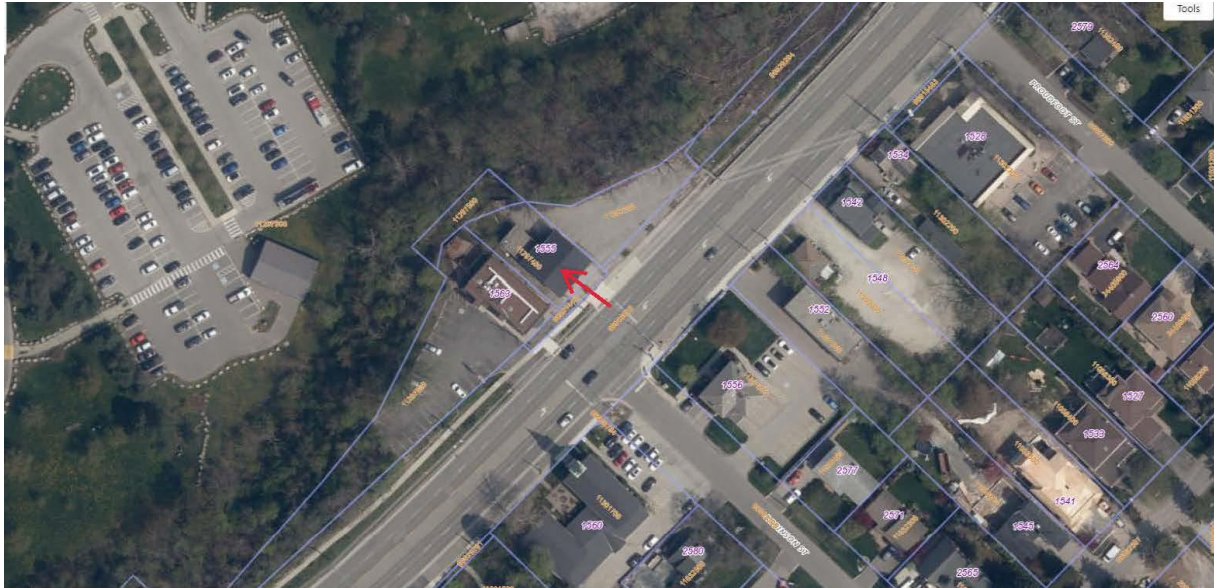
**Other Applications:** C 23-8262

### Site and Area Context

The subject property is located on the north side of Dundas Street West, east of Mississauga Road in the Erindale Neighbourhood. It currently contains a two-storey commercial building with associated surface parking. Limited landscaping and vegetative elements are present on the

subject property however mature vegetation exists along the north side of the subject property. The surrounding area context includes a mix of land uses and built forms on varying sized lots. Erindale Park directly abuts the property to the north.

The applicant is proposing a variance to permit a reduction in parking for the proposed office use on the subject property.



## Comments

### Planning

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. Approval of applications must meet the requirements set out under 45(1) and/or 45(2) (a) or (b) in the *Planning Act*.

Staff comments concerning the application of the four tests to this minor variance request are as follows:

With respect to Committee of Adjustment application 'A' 457.23, 1555 Dundas Street West, the Applicant is requesting the Committee to approve a minor variance to allow reduced parking for the subject property and proposing:

A total of 0 parking spaces on the subject property whereas By-law 0225-2007, as amended, requires a minimum of 12 parking spaces on the subject property in this instance.

Per the materials provided by the Applicant, the basement and ground floor of the subject property are being proposed to be utilized as an Office with a Gross Floor Area (GFA) of 362.5 square meters; the second and third floors will be utilized as an Apartment unit with

a GFA of 237.3 square meters. The subject property is located within C4-7 Zoning Area, Parking Precinct 3.

Per Section 3.1.1.2 of Mississauga Zoning By-law, Office uses located in Parking Precinct 3 require a minimum of 2.8 parking spaces per 100 square meters of non-residential GFA; in addition, dwelling units located above a commercial development with a maximum height of three storeys require a minimum of 1 parking space per unit. Therefore, with the proposed Office GFA of 362.5 square meters, the minimum required number of parking spaces for the subject property would be 11. The Applicant has agreed to modify the proposed parking number to 11 spaces after communicating with Staff, and the new proposal would meet the minimum parking requirement as stipulated by the Zoning By-law.

As 11 parking spaces are to be located off-site at a neighboring property, the applicant has agreed to endorse a License Agreement with the City under the guidance from Realty Services and Legal Services Departments.

The use of the City's Parking Agreement allows the City to ensure that the dedicated parking is available, good neighbor relations between adjacent property owners are maintained, the public's interests are accounted for, and confirms the agreement will remain in place for the requested duration. Should the agreement be terminated prior to the duration as requested, it is the applicant's due diligence to then resolve the variance/parking deficiency, therefore keeping the applicant accountable to the City's parking standards.

Staff find that the requested variance is minor in nature and supported by executing Off-Site Parking Agreement, therefore it would be appropriate to support the application.

Zoning staff have advised that more information is required to verify the accuracy of the requested variance.

Given the above, Municipal Parking staff can support a total of 0 parking spaces on the subject property whereas By-law 0225-2007, as amended, requires a minimum of 12 parking spaces on the subject property in this instance, pending the submission of a completed off-site Parking License Agreement satisfactory to the requirements of the City's Legal and Municipal Parking departments.

Planning staff echo Municipal Parking staff's comments and are of the opinion that the variance maintains the general intent and purpose of both the official plan and zoning by-law, is minor in nature and represents appropriate development of the subject property.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

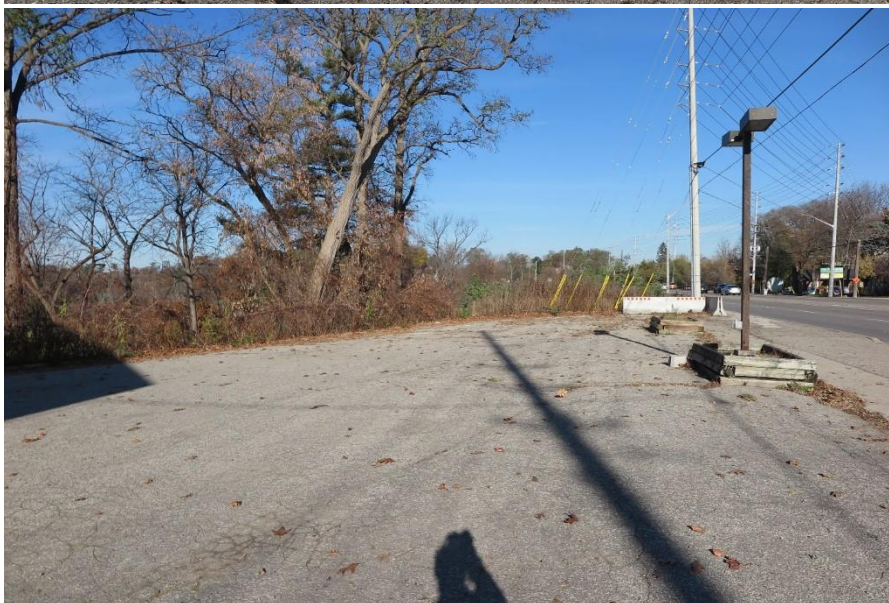


## Appendices

### Appendix 1 – Transportation and Works Comments

Enclosed are photos depicting the subject property. It is our understanding that the City's Realty Services Section will be addressing any requirements which would allow the City to lease the lands required to provide parking to the applicant and in this regard we have no objections to the applicant's request.

Comments Prepared by: Joe Alava, T&W Development Engineering





## Appendix 2 – Zoning Comments

The Building Department is currently processing a building permit application under file C 23-8262. Based on review of the information currently available for this building permit, we advise that more information is required to verify the accuracy of the requested variance(s) or determine whether additional variance(s) will be required.

Our comments are based on the plans received by Zoning staff on 11/10/23 for the above captioned building permit application. Please note that should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the site plan approval process, these comments may no longer be valid. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission procedure, separately through the site plan approval process in order to receive updated comments.

Comments Prepared by: Adam McCormack - Zoning

## Appendix 3 – Parks, Forestry & Environment

The Parks and Culture Planning Section of the Community Services Department has no objections to the above noted minor variance application and advises as follows:



The lands adjacent to the property are owned by the City of Mississauga, identified as Erindale Park (P-060), classified as a Significant Natural Area within the City's Natural Heritage System, and zoned G1-14. Section 6.3.24 of the Mississauga Official Plan states that the Natural Heritage System will be protected, enhanced, restored and expanded through the following measures:

- a) ensuring that development in or adjacent to the Natural Heritage System protects and maintains the natural heritage features and their ecological functions through such means as tree preservation, appropriate location of building envelopes, grading, landscaping...;

Should the application be approved, Community Services provides the following notes:

1. If future construction is required, access from the adjacent park/greenlands is not permitted.
2. If access is required to City owned lands, a Consent to Enter Agreement/Park Access Permit will be required.
3. Stockpiling of construction materials and encroachment in the adjacent park/greenlands is not permitted.

Should further information be required, please contact Nicholas Rocchetti, Park Planning Assistant, Community Services Department at 905-615-3200 ext. 4659 or via email [Nicholas.Rocchetti@mississauga.ca](mailto:Nicholas.Rocchetti@mississauga.ca).

Comments Prepared by: Nicholas Rocchetti, Planner-in-Training

#### **Appendix 4 – CVC**

**Re: CVC File No. A23/457**  
**Municipality File No. A457.23**  
**Chabad of Mississauga**  
**1555 Dundas Street West**  
**Lot 5 Con 1 SDS**  
**City of Mississauga**

Credit Valley Conservation (CVC) staff have reviewed the subject application and offer comments based on the following roles and responsibilities:

1. Delegated Responsibilities providing comments representing the provincial interest regarding natural hazards (except forest fires) as identified in Section 3.1 of the Provincial Policy Statement (2020);
2. Regulatory Responsibilities providing comments to ensure the coordination of requirements under the Conservation Authorities Act Section 28 regulation, to

eliminate unnecessary delay or duplication in process;

3. Source Protection Agency providing advisory comments to assist with the implementation of the CTC Source Protection Plan under the Clean Water Act, as applicable.

### **CVC REGULATED AREA**

Based on our mapping, the subject property is regulated due slope hazard associated with the Credit River. As such, the property is regulated by CVC under Ontario Regulation 160/06. As such, the property is subject to the Development, Interference with Wetlands, and Alterations to Shorelines & Watercourses Regulation (Ontario Regulation 160/06). This regulation prohibits altering a watercourse, wetland or shoreline and prohibits development in areas adjacent to the Lake Ontario shoreline, river and stream valleys, hazardous lands and wetlands, without the prior written approval of CVC (i.e. the issuance of a permit).

### **PROPOSAL:**

It is our understanding that the applicant is requesting the Committee to approve a minor variance to allow parking proposing 0 parking spaces on the subject property whereas By-law 0225-2007, as amended, requires a minimum of 12 parking spaces on the subject property in this instance.

### **COMMENTS:**

Based on the review of the information provided, CVC has no concern and no objection to the approval of the proposed minor variance at this time. However, if there is any development proposed on the property CVC strongly recommends that the applicant contact us for further consultation to determine CVC's permitting requirements.

The applicant is to note that CVC has not received payment of the review fee of \$478 for this Minor Variance application. The applicant should forward this directly to CVC at the earliest convenience.

I trust that these comments are sufficient. Please do not hesitate to contact the undersigned at stuti.bhatt@cvc.ca or 905-670-1615 (ext. 350) should you have any further questions. Please circulate CVC on any future correspondence or applications regarding this site.

Comments Prepared by: Stuti Bhatt, Junior Planner

## **Appendix 5 – Metrolinx Comments**

### **1555 Dundas Street West - A457.23**

Metrolinx is in receipt of the minor variance application for 1555 Dundas St W to allow an existing condition of 0 parking spaces on the subject property whereas By-law 0225-2007, as amended, requires a minimum of 12. We understand the existing building is proposed to be

converted to an office use (no building expansion or construction). Metrolinx's comments on the subject application are noted below:

Advisory Comments:

- The subject property is located adjacent to the future Dundas Bus Rapid Transit ("BRT") alignment. The Dundas BRT project was assessed under the Transit Project Assessment Process (TPAP) in accordance with Ontario Regulation 231/08. During the TPAP, an Environmental Project Report (EPR) was prepared to assess the potential environmental impacts as a result of the Project. The Environmental Project Report was available for a 30-day review period (starting February 23, 2022 – March 25, 2022); and, on April 27, 2022, the Minister of the Environment, Conservation and Parks issued a [Notice to Proceed](#) with the municipal transit project. If the applicant wishes to find out more about the Dundas BRT project, the applicant is encouraged to visit <https://www.metrolinxengage.com/en/content/dundas-brt-round-3-engagement-environmental-assessment>

Comments Prepared by: Farah Faroque, Project Analyst

## Appendix 6- Region of Peel

### Minor Variance: A-23-457M / 1555 Dundas Street W

Planning: Ayooluwa Ayoola (905) 791-7800 x8787

**Comments:**

- The subject land is in the regulated area of the Credit Valley Conservation Authority (CVC). We rely on the environmental expertise of the CVC for the review of development applications located within or adjacent to the regulated area in Peel and the impact of natural hazards on proposed development. We therefore request that the City staff consider comments from the CVC and incorporate their requirements appropriately. Final approval of this application requires all environmental concerns to be addressed to the satisfaction of the CVC.

The subject land is located within a Core Area of the Greenlands System in Peel as identified under policy **2.14.5** of the Regional Official Plan. Development and site alteration are prohibited in Core Areas of the Greenlands System (ROP 2.14.15), which is subject to policy 2.14.16. The applicant must ensure Core Areas are not damaged or destroyed. If the Core Area is intentionally damaged or destroyed, the Region or City will require replacement or restoration of the ecological features, functions and/or landforms as a condition of development approval (ROP 2.14. 17).

Comments Prepared by: Ayooluwa Ayoola, Junior Planner



# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A468.23  
Ward: 6

## 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 4885 Rosebush Road, zoned R5- 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 existing accessory structure proposing:

1. An exterior side yard setback to an accessory structure of 0.153m (approx. 0.502ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback of 4.50m (approx. 14.76ft) in this instance;
2. An accessory structure area of 24.38sq m (approx. 262.42sq ft) whereas By-law 0225-2007, as amended, permits a maximum accessory structure area of 10.00sq m (approx. 107.64sq ft) in this instance; and,
3. An exterior side yard setback to a retaining wall of 0.607m (approx. 1.99ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback of 4.50m (approx. 14.76ft) in this instance.

The Committee has set **Thursday, December 14, 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/>.

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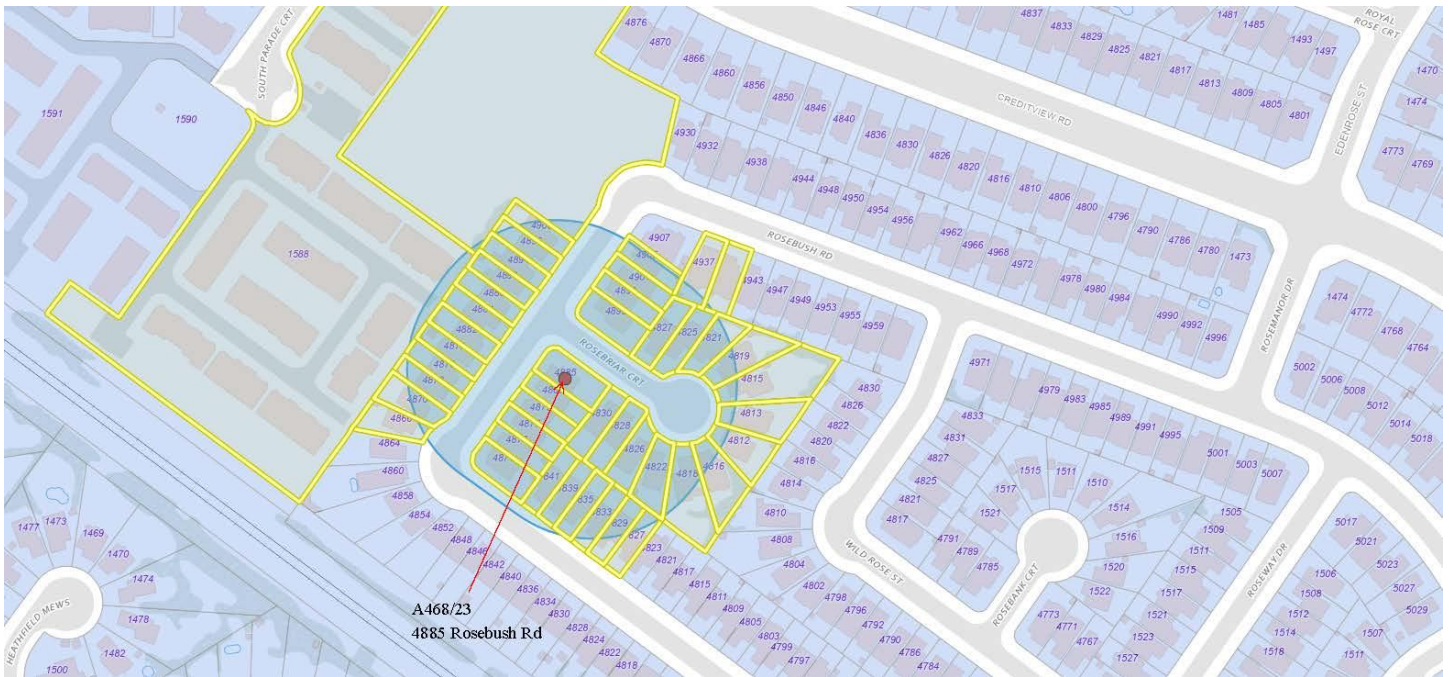
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**Committee of Adjustment Appeal Process:**

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/>.

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# City of Mississauga Department Comments

Date Finalized: 2023-12-07	File(s): A468.23 Ward: 6
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2023-12-14 1:00:00 PM

## Consolidated Recommendation

The City has no objections to the application. The applicant may wish to defer the application to ensure that all required variances have been accurately identified.

## Application Details

The applicant requests the Committee to approve a minor variance to allow an existing accessory structure proposing:

1. An exterior side yard setback to an accessory structure of 0.153m (approx. 0.502ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback of 4.50m (approx. 14.76ft) in this instance;
2. An accessory structure area of 24.38sq m (approx. 262.42sq ft) whereas By-law 0225-2007, as amended, permits a maximum accessory structure area of 10.00sq m (approx. 107.64sq ft) in this instance; and,
3. An exterior side yard setback to a retaining wall of 0.607m (approx. 1.99ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback of 4.50m (approx. 14.76ft) in this instance.

## Background

**Property Address:** 4885 Rosebush Road

### Mississauga Official Plan

Character Area: East Credit Neighbourhood  
Designation: Residential Low Density II

### Zoning By-law 0225-2007

**Zoning:** R5- Residential



**Other Applications: None**

## Site and Area Context

The subject property is located south-west of the Eglinton Avenue West and Creditview Road intersect in the East Credit Neighbourhood. It is a corner lot containing a two-storey detached dwelling with an attached garage. Limited landscaping and vegetative elements are present on the subject property. The property has an approximate frontage of +/- 15.68m (51.44ft) and a lot area of +/- 496.81m<sup>2</sup> (5,347.61ft<sup>2</sup>), characteristic of lots in the area. The surrounding context is predominantly residential, consisting of two-storey detached dwellings on similarly sized lots.

The applicant is legalizing an existing accessory structure and hard surfaced landscaping material on the subject property requiring variances for exterior side yard setback and accessory structure area.



## Comments

### Planning

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. Approval of applications must meet the requirements set out under 45(1) and/or 45(2) (a) or (b) in the *Planning Act*.

Staff comments concerning the application of the four tests to this minor variance request are as follows:

**Does the proposal maintain the general intent and purpose of the Official Plan?**

The subject property is located in the East Credit Neighbourhood Character Area and is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits detached, semi-detached, duplex dwellings, triplexes, street townhouses and other forms of low-rise dwellings with individual frontages. Section 9 of MOP promotes development with appropriate urban form and site design, regulating that such development is compatible with the existing site conditions, the surrounding context, and the landscape of the character area. Staff are therefore of the opinion that the proposal maintains the general intent and purpose of the Official Plan.

**Does the proposal maintain the general intent and purpose of the Zoning By-law?**

Variances 1 and 3 propose a reduction in the exterior side yard setback measured to the existing accessory structure and retaining wall. The general intent of the side yard regulations is to ensure that an adequate buffer exists between the massing of primary structures, appropriate drainage can be provided and that access to the rear yard ultimately remains unencumbered. Staff note the proposed setbacks are located along the exterior lot line, and do not pose any massing concerns to the abutting properties. Additionally, staff note the proposed setbacks do not hinder access to the rear yard, as it remains unencumbered. Lastly, the Transportation & Works Department has reviewed the application and note no drainage concerns.

Variance 2 relates to an increase in accessory structure area. While the proposed accessory structure is notably larger than a single accessory structure permitted on this property, the lack of walls surrounding the structure reduce its massing impact. Staff note that three legally sized accessory structures placed side by side at the same location on the property would have a similar massing impact as the proposal. No additional variances for height have been requested further mitigating any potential impact. Staff are of the opinion that the proposed structure remains accessory to the principle use on the lands and are satisfied that any massing impacts on abutting properties are minor in nature.

**Is the proposal desirable for the appropriate development of the subject lands and minor in nature?**

Staff are of the opinion that the proposed accessory structure will not have significant impacts on the neighbouring properties and represent appropriate development of the subject lands. As such, the variances are minor in nature and result in orderly development of the subject property.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

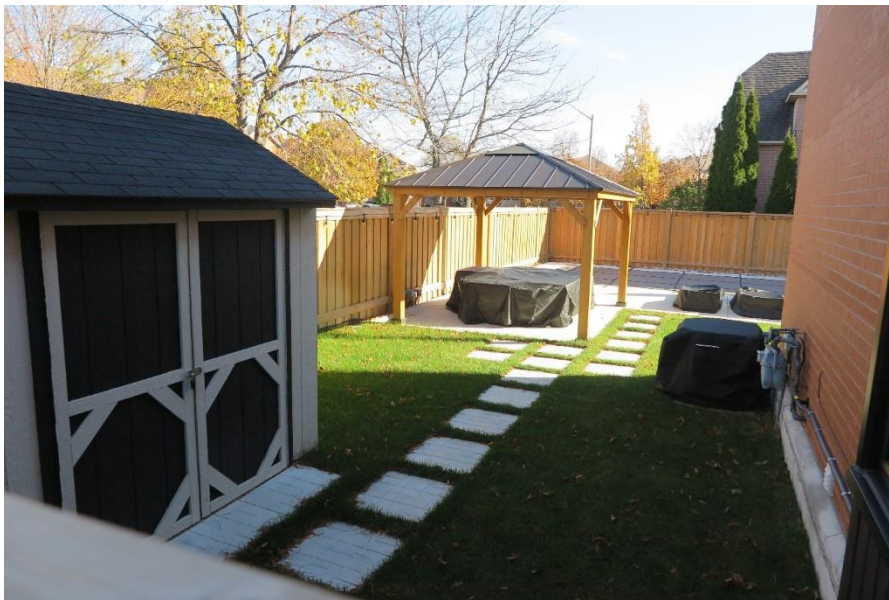


## Appendices

### Appendix 1 – Transportation and Works Comments

As the subject lot is a corner lot and the accessory structure has been constructed in an area that will not impact the existing drainage pattern or any of the adjacent properties, we have no drainage related concerns with the location of the accessory structure.

Comments Prepared by: Joe Alava, T&W Development Engineering







## Appendix 2 – Zoning Comments

We note that a Building Permit is required. In the absence of a Building Permit we are unable to confirm the accuracy of the information provided, or determine whether additional variance(s) may be required. It should be noted that a zoning review has NOT been completed.

The applicant is advised that should they choose to proceed without zoning verification, a full zoning review may result in further variances being required in the future.

Comments Prepared by: Minan Song, Planner in Training

## Appendix 3- Metrolinx

### **4885 Rosebush Road - A468.23**

Metrolinx is in receipt of the minor variance application for 4885 Rosebush Rd to allow an existing accessory structure (pool equipment storage). Metrolinx's comments on the subject application are noted below:

- The subject property is located within 300m of the CP Galt Subdivision which carries Metrolinx's Milton GO Train service.

### **Advisory Comment:**

- As the requested variance has minimal implication on Metrolinx property (i.e., Milton Corridor) Metrolinx has no objections to the specified variances should the committee grant approval.

- The Proponent is advised the following:
  - **Warning:** Metrolinx and its assigns and successors in interest operate commuter transit service within 300 metres from the subject land. In addition to the current use of these lands, there may be alterations to or expansions of the rail and other facilities on such lands in the future including the possibility that Metrolinx or any railway entering into an agreement with Metrolinx or any railway assigns or successors as aforesaid may expand their operations, which expansion may affect the environment of the occupants in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual units. Metrolinx will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under these lands.

Comments Prepared by: Farah Faroque, Project Analyst

#### **Appendix 4 – Region of Peel**

We have no comments or objections.

Comments Prepared by: Ayooluwa Ayoola, Junior Planner





# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A469.23  
Ward: 6

## 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 751 Millworks Crescent, zoned RM2-49- 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 basement entrance proposing:

1. An interior side yard setback of 0.48m (approx. 1.57ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 1.20m (approx. 3.94ft) in this instance; and,
2. An exterior stair in an interior side yard for a side door whereas By-law 0225-2007, as amended, does not permit this in this instance.

The Committee has set **Thursday, December 14, 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, 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.
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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:

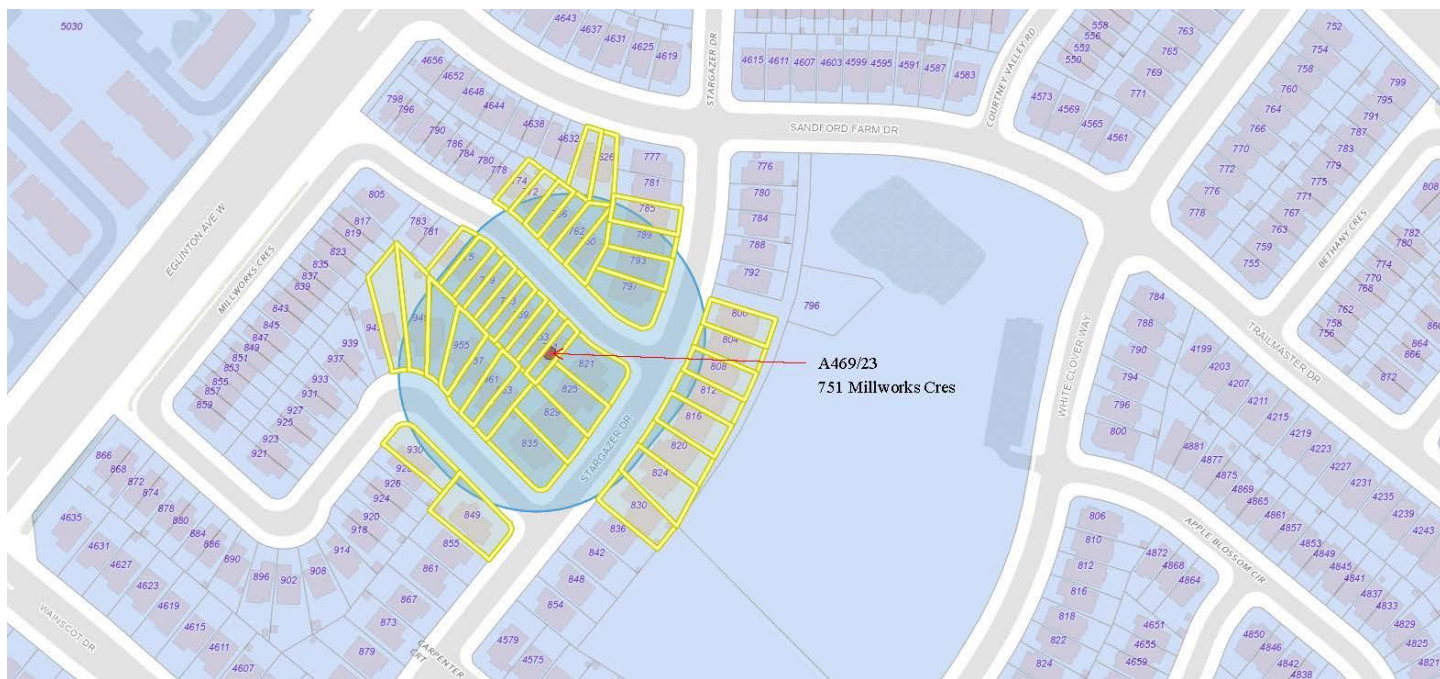
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# City of Mississauga Department Comments

Date Finalized: 2023-12-07	File(s): A469.23
To: Committee of Adjustment	Ward: 6
From: Committee of Adjustment Coordinator	Meeting date:2023-12-14 1:00:00 PM

## Consolidated Recommendation

The City recommends the application be deferred to identify the correct variances.

## Application Details

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

1. An interior side yard setback of 0.48m (approx. 1.57ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 1.20m (approx. 3.94ft) in this instance; and,
2. An exterior stair in an interior side yard for a side door whereas By-law 0225-2007, as amended, does not permit this in this instance.

## Background

**Property Address:** 751 Millworks Crescent

### Mississauga Official Plan

Character Area: East Credit Neighbourhood  
Designation: Residential Medium Density

### Zoning By-law 0225-2007

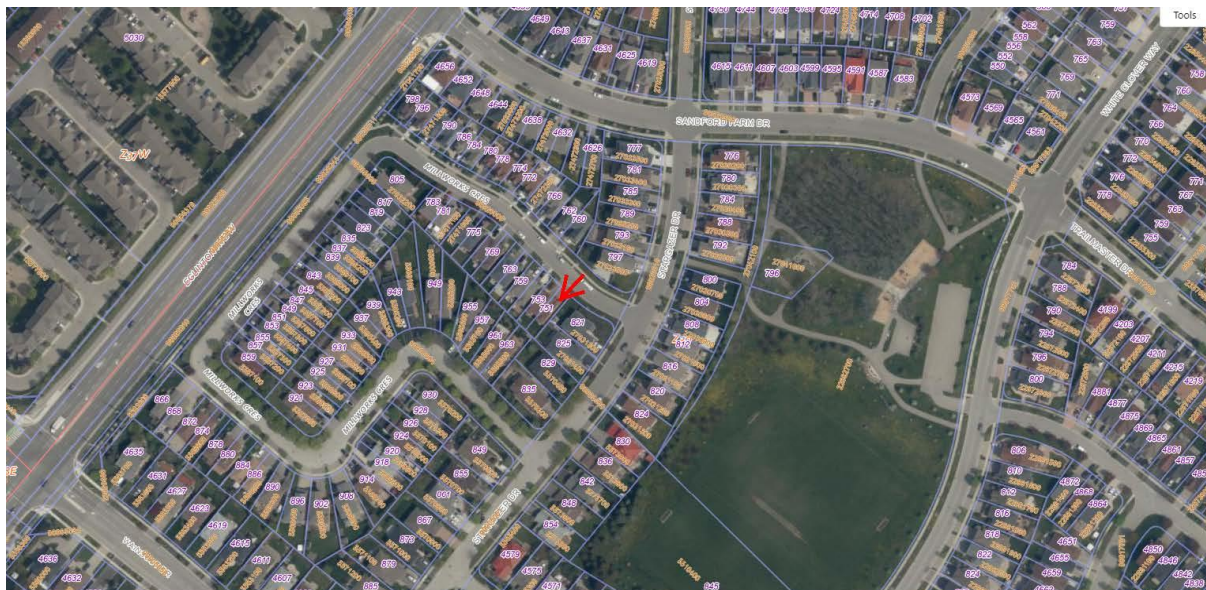
**Zoning:** RM2-49- Residential

**Other Applications:** None

### Site and Area Context

The subject property is located south-west of the Eglinton Avenue West and Mavis Road intersection in the East Credit neighbourhood. It is an interior lot containing a two-storey semi-detached dwelling with attached garage. Limited landscaping and vegetative elements are present on the subject property. The property has an approximate frontage of +/- 7.16m (23.49ft) and an area of +/- 221.06m<sup>2</sup> (2,379,47ft<sup>2</sup>), characteristic of lots in the area. The surrounding context is predominantly residential, consisting of two-storey detached and semi-detached dwellings.

The applicant is proposing an above grade staircase to facilitate a secondary unit requiring a variance for a side yard setback.



## Comments

### Planning

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. Approval of applications must meet the requirements set out under 45(1) and/or 45(2) (a) or (b) in the *Planning Act*.

Staff comments concerning the application of the four tests to this minor variance request are as follows:

The subject property is located in the East Credit Neighbourhood Character Area and is designated Residential Medium Density in Schedule 10 of the Mississauga Official Plan (MOP).

The general intent of the side yard regulations in the by-law is to ensure that an adequate buffer exists between the massing of primary structures on adjoining properties, appropriate drainage can be provided, and that access to the rear yard remains unencumbered. Staff note that the

stairs do not create any additional massing that could impact the abutting property. Furthermore, Transportation and Works staff have raised no drainage concerns with the site and access to the rear yard remains unencumbered.

While planning staff are not in a position to interpret the zoning by-law, staff note the proposed variance for the side yard setback is incorrect and the proposed variance for the exterior stairs is not required. The scope of work concerns an above grade staircase to facilitate an entrance to a second unit. A second unit building permit has already been issued for the property (SEC UNIT 23-8696). The side yard setback variance sought relates to provisions in the zoning by-law concerning below grade stairwells requiring a 1.2m (3.93ft) setback to the side lot line. The scope of work does not propose a below grade stairwell. In conversations with zoning staff, they have stated an encroachment variance as per Article 4.1.5.5 in the zoning by-law may be required instead of the proposed setback variance. Moreover, due to the landing as per the proposed design of the staircase, the staircase could be interpreted as a porch or deck, requiring an additional setback variance of 0.61m (2ft) to the interior side lot line as per Article 4.1.5.2 in the zoning by-law. Staff suggest the applicant contact zoning staff for further confirmation. While staff do not have any objections to the proposed application, staff recommend the application be deferred in order for the correct variances to be identified.

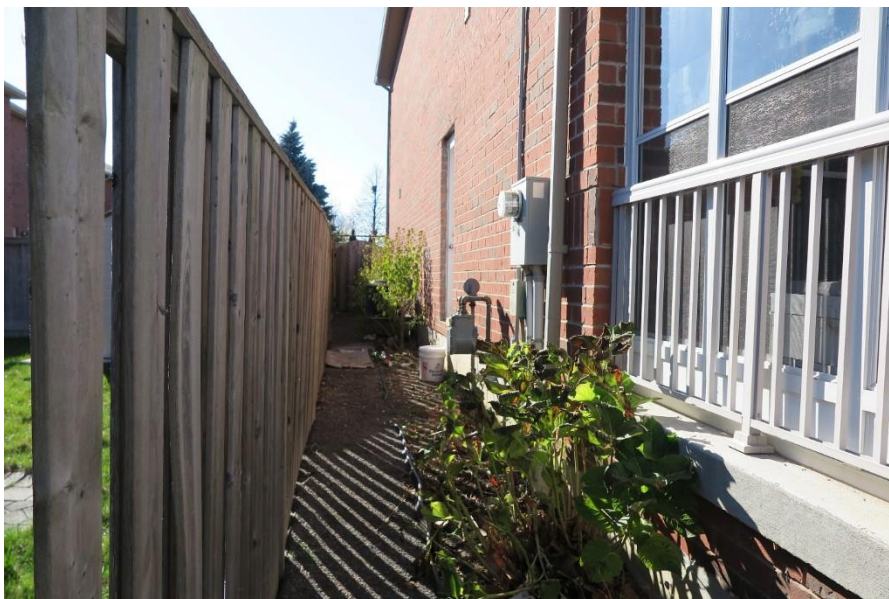
Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

Should Committee see merit in the applicant's request we would recommend that the existing drainage pattern in the area of the proposed side stairwell be maintained. We note that the stairwell is being proposed in an area of the property where there will still be an adequate area to maintain a drainage swale and not alter the existing drainage pattern.

Comments Prepared by: Joe Alava, T&W Development Engineering







## Appendix 2 – Zoning Comments

We note that a Building Permit is required. In the absence of a Building Permit we are unable to confirm the accuracy of the information provided, or determine whether additional variance(s) may be required. It should be noted that a zoning review has NOT been completed.

The applicant is advised that should they choose to proceed without zoning verification, a full zoning review may result in further variances being required in the future.

Comments Prepared by: Minan Song, Planner in Training

## Appendix 3 – Region of Peel

### Minor Variance: A-23-469M / 751 Millworks Crescent

Development Engineering: Brian Melnyk (905)-791-7800 x3602

#### Comments:

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).

- All unutilized water and sanitary services shall be abandoned in accordance with Region of Peel design specifications. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).

Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals are required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).

Comments Prepared by: Ayooluwa Ayoola, Junior Planner





# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A470.23  
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 1623 Magenta Court, 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 lot coverage of 32.56% (425.39sq m) whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% (391.93sq m) in this instance;
2. A front yard setback of 6.53m (approx. 21.42ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 9.00m (approx. 29.53ft) in this instance;
3. A front yard setback to the front porch step of 6.40m (approx. 21.00ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 7.40m (approx. 24.28ft) in this instance; and,
4. A front yard setback to the front window well of 6.23m (approx. 20.44ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback to the front window well of 8.39m (approx. 27.53ft) in this instance.

The Committee has set **Thursday, December 14, 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/>.

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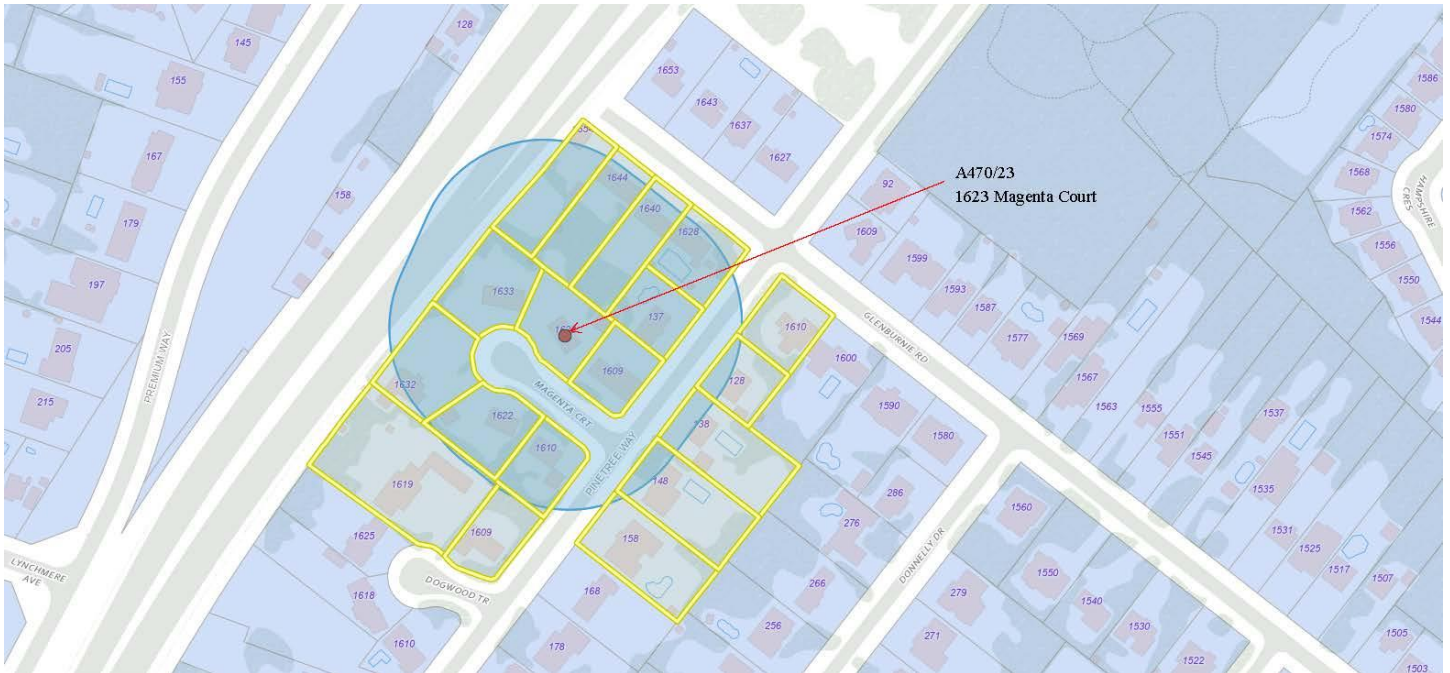
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# City of Mississauga Department Comments

Date Finalized: 2023-12-07	File(s): A470.23
To: Committee of Adjustment	Ward: 1
From: Committee of Adjustment Coordinator	Meeting date:2023-12-14 1:00:00 PM

## Consolidated Recommendation

The City recommends that the Committee have regard for all comments and evidence provided by the applicant and area residents when assessing if the application, as requested, meets the requirements of Section 45(1) of the Planning Act. The applicant may choose to defer the application to ensure the accuracy of the requested variances and to determine if additional variances are required.

## Application Details

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

1. A lot coverage of 32.56% (425.39sq m) whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% (391.93sq m) in this instance;
2. A front yard setback of 6.53m (approx. 21.42ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 9.00m (approx. 29.53ft) in this instance;
3. A front yard setback to the front porch step of 6.40m (approx. 21.00ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 7.40m (approx. 24.28ft) in this instance; and,
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## Background

**Property Address:** 1623 Magenta Court

### Mississauga Official Plan

Character Area: Mineola Neighbourhood  
Designation: Residential Low Density I

**Zoning By-law 0225-2007****Zoning: R2-4- Residential****Other Applications: none****Site and Area Context**

The subject property is located within the Mineola Neighbourhood Character Area, west of the South Service Road and Hurontario Street intersection. The immediate neighbourhood is entirely residential consisting of one and two-storey detached dwellings, on large lots with mature vegetation in the front yards. The subject property contains a one-storey detached dwelling with mature vegetation in both the front and rear yards.

The applicant is requesting permission to construct a new two-storey detached dwelling requiring variances for lot coverage and front yard setbacks.

**Comments****Planning**

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. Approval of applications must meet the requirements set out under 45(1) and/or 45(2) (a) or (b) in the *Planning Act*.

Staff comments concerning the application are as follows:

Staff comments concerning the application are as follows:

The subject property is designated Residential Low Density I on Schedule 10 of the Mississauga Official Plan (MOP) which permits detached, semi-detached and duplex dwellings.

Variance #1 pertains to lot coverage. The intent of the zoning by-law is to ensure there is not an overdevelopment of the lot. In this instance, the applicant is proposing a lot coverage of 32.56% where a maximum lot coverage of 30% is permitted. Staff note that approximately 28% of the lot coverage is attributable to the detached dwelling's footprint. The remaining lot coverage is attributable to a covered entries and a rear patio, which results in negligible massing to the dwelling.

Variances #2, 3 and 4 are with respect to front yard variances. The intent of a front yard setback is to ensure that a consistent character is maintained along the streetscape and that a sufficient front yard space is incorporated into the design of neighbourhoods. Planning staff are of the opinion that the proposed front yard variances align well with the established front yard setbacks in the nearby vicinity. Additionally, the applicant is providing a generous front yard space. Staff also note the presence of a substantial municipal boulevard, although owned by the City, seamlessly integrating into the front yard landscape providing the appearance of a lengthy setback.

Through a detailed review of the application, staff are of the opinion that the application is appropriate to be handled through the minor variance process. Further, the application raises no concerns of a planning nature.

Comments Prepared by: Connor DiPietro, Committee of Adjustment Planner



## Appendices

### Appendix 1 – Transportation and Works Comments

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed dwelling will be addressed by our Development Construction Section through the future Building Permit process.



Comments Prepared by: John Salvino, Development Engineering Technologist

### Appendix 2 – Zoning Comments

We note that a Building Permit is required. In the absence of a Building Permit we are unable to confirm the accuracy of the information provided, or determine whether additional variance(s) may be required. It should be noted that a zoning review has NOT been completed.

The applicant is advised that should they choose to proceed without zoning verification, a full zoning review may result in further variances being required in the future.



Comments Prepared by: Minan Song, Planner in Training

### **Appendix 3 – Region of Peel**

#### **Minor Variance: A-23-470M / 1623 Magenta Court**

Development Engineering: Brian Melnyk (905)-791-7800 x3602

#### **Comments:**

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
- All unutilized water and sanitary services shall be abandoned in accordance with Region of Peel design specifications. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals are required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).

Comments Prepared by: Ayooluwa Ayoola, Junior Planner



# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A471.23  
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 588 Curzon Ave, zoned R3-75- Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant request the Committee to approve a minor variance to allow an accessory structure proposing an area of 20.81sq m (approx. 224.00sq ft) whereas By-law 0225-2007, as amended, permits a maximum accessory structure area of 10.00sq m (approx. 107.64sq ft) in this instance.

The Committee has set **Thursday, December 14, 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, 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.
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- **By telephone:** Advance registration is required to speak virtually at the hearing. To register, please call 905-615-3200 x2408 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.
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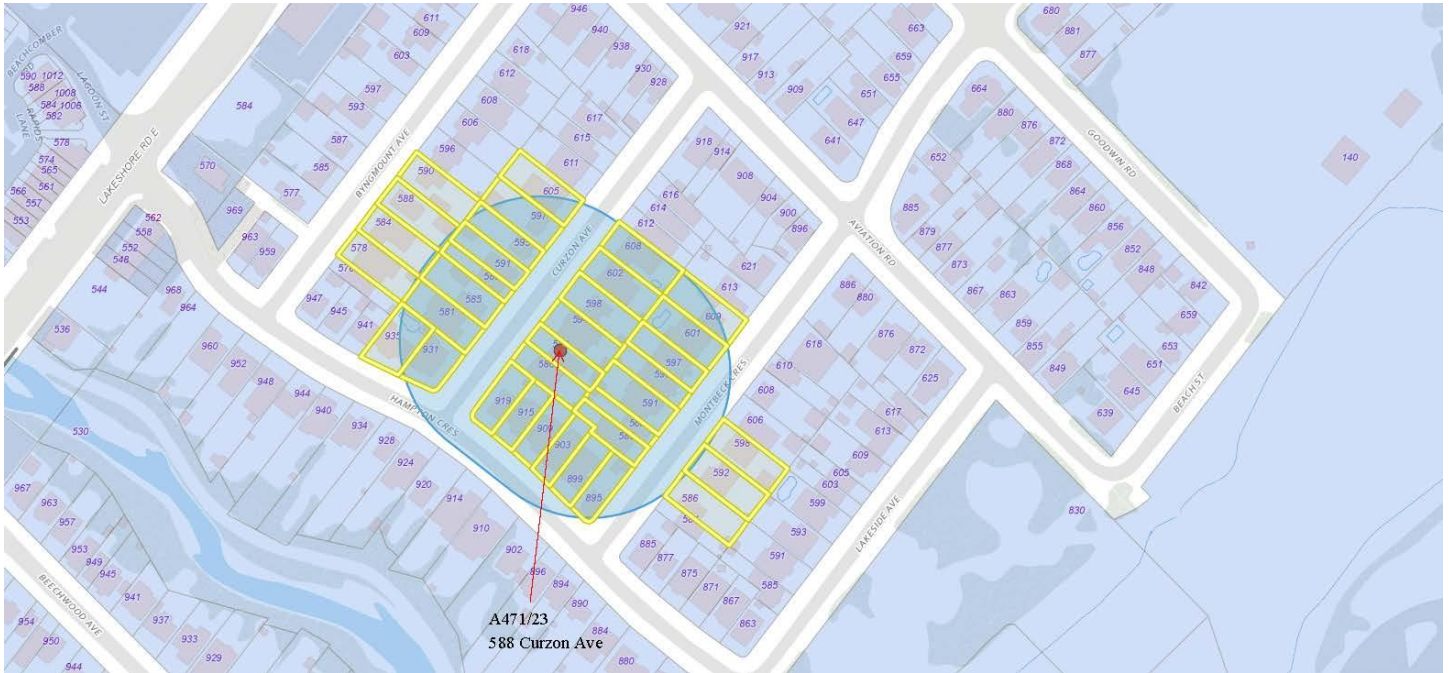
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### **Committee of Adjustment Appeal Process:**

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### **Legal notice:**

Your comments are collected under the legal authority of the Planning Act R.S.O. 1990, Chapter c.P.13, as amended. Your comments regarding this application become the property of the City of Mississauga and will become part of the decision making process of the application. Pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M.56, as amended, public feedback to planning proposals is considered a public record and will be disclosed to any individual (including being posted on the internet) upon request in accordance with Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M.56, as amended. Questions about this collection should be directed to the Secretary-Treasurer, Committee of Adjustment, Office of the City Clerk, 300 City Centre Drive, Mississauga ON L5B 3C1 or (905) 615-3200 x2408.

# City of Mississauga Department Comments

Date Finalized: 2023-12-07	File(s): A471.23
To: Committee of Adjustment	Ward: 1
From: Committee of Adjustment Coordinator	Meeting date:2023-12-14 1:00:00 PM

## Consolidated Recommendation

The City recommends that the Committee have regard for all comments and evidence provided by the applicant and area residents when assessing if the application, as requested, meets the requirements of Section 45(1) of the Planning Act.

## Application Details

The applicant request the Committee to approve a minor variance to allow an accessory structure proposing an area of 20.81sq m (approx. 224.00sq ft) whereas By-law 0225-2007, as amended, permits a maximum accessory structure area of 10.00sq m (approx. 107.64sq ft) in this instance.

### Amendments

The Building Department is processing Building Permit Application BP 9NEW 23-9493. Based on review of the information available in this application, we advise that following additional variance should be added;

2. Proposed Lot Coverage of 39.52%; where as By-Law 0225-02007, as amended, requires maximum lot coverage of 35% in this instance.

## Background

**Property Address:** 588 Curzon Ave

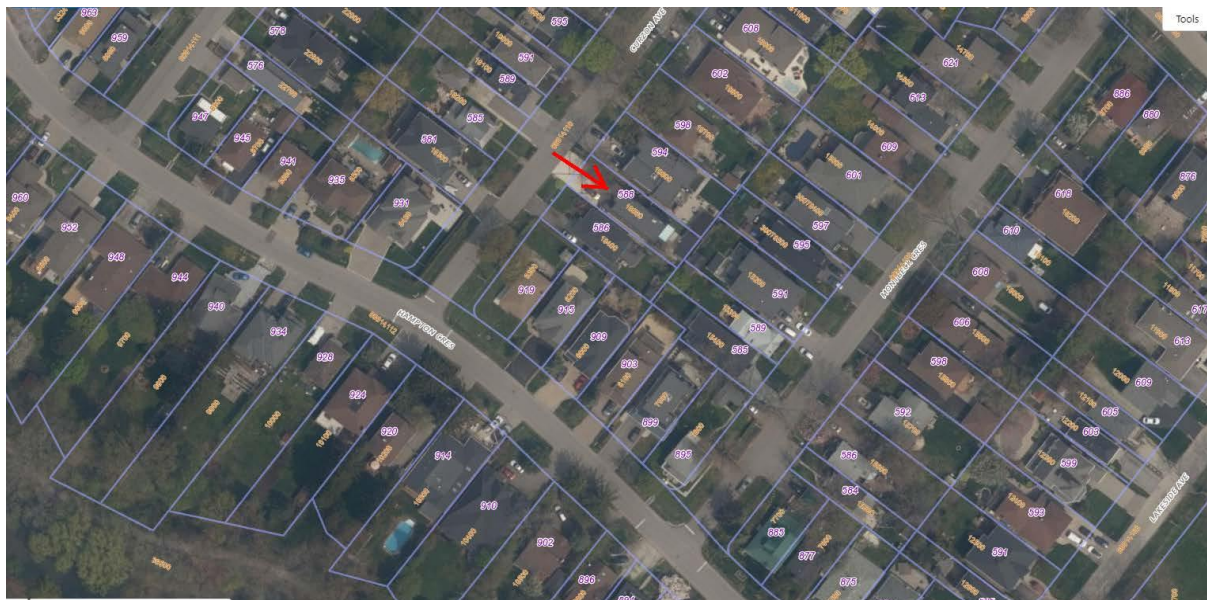
### Mississauga Official Plan

Character Area: Lakeview Neighbourhood  
Designation: Residential Low Density II

**Zoning By-law 0225-2007****Zoning: R3-75- Residential****Other Applications: Building Permit Application BP 9NEW 23-9493.****Site and Area Context**

The subject property is located within the Lakeview Neighbourhood, southwest of the Cawthra Rd. and Lakeshore Rd. W. intersection. The immediate neighbourhood is entirely residential consisting of one, two and three-storey detached dwellings on lots with mature vegetation in both the front and rear yards. The subject property contains a three-storey detached dwelling with vegetation in the front yard.

The applicant is proposing a new accessory structure requiring variances for lot coverage and accessory structure area.

**Comments****Planning**

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. Approval of applications must meet the requirements set out under 45(1) and/or 45(2) (a) or (b) in the *Planning Act*.

Staff comments concerning the application are as follows:



The subject property is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan, which permits detached, semi-detached, duplex, triplex, street townhouses and other forms of low-rise dwellings with individual frontages.

The requested variance pertains to accessory structure area. Zoning staff recommended an amendment to this variance, however, their review is based on a permit drawing that does not match the drawings submitted. The intent of the zoning by-law provisions regarding accessory structures is to ensure that the structures are proportional to the lot and dwelling and are clearly accessory, while not presenting any massing concerns to neighbouring lots. The proposed structure is clearly accessory, proportional to the lot and dwelling, and creates no massing concerns. Staff note that no variances for setbacks, lot coverage or height are required, which can create an accessory structure with excessive massing. Furthermore, no additional accessory structures exist on the subject property, and the proposal is still below the combined accessory structure area requirement.

Planning staff note that zoning staff has identified an additional variance for lot coverage. Planning staff note that the existing dwelling's footprint covers 31.52% of the subject property, which is below the permitted maximum. The additional coverage is attributed to a porch, second floor overhang and gazebo, which do not pose massing concerns.

Through a detailed review of the application, staff are of the opinion that the proposed use is desirable and is appropriate to be handled through the minor variance process and that the application raises no concerns of a planning nature.

Comments Prepared by: Connor DiPietro, Committee of Adjustment Planner



## Appendices

### Appendix 1 – Transportation and Works Comments

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed accessory structure are being addressed by our Development Construction Section through the Building Permit process, File BP 9NEW-23/9493.





Comments Prepared by: John Salvino, Development Engineering Technologist

## **Appendix 2 – Zoning Comments**

The Building Department is processing Building Permit Application BP 9NEW 23-9493. Based on review of the information available in this application, we advise that following amendment(s) is/are required:

1. Proposed Accessory Structure located in Rear Yard with a area of 20.97m<sup>2</sup>; where as By-Law 0225-2007, as amended has a maximum permitted area of 10m<sup>2</sup> per structure in this instance

And an additional variance should be added;

2. Proposed Lot Coverage of 39.56%; where as By-Law 0225-02007, as amended, requires maximum lot coverage of 35% in this instance.

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Please note that comments reflect those provided through the above application. These comments may no longer be valid should there be changes contained within this Committee of Adjustment application that have not been submitted and reviewed through the application noted above. The applicant must submit any changes and/or updates to information and/or drawings separately through the above application in order to receive updated comments.

Comments Prepared by: Candice Williams, Zoning Examiner

### **Appendix 3 – Region of Peel**

We have no comments or objections.

Comments Prepared by: Ayooluwa Ayoola, Junior Planner



# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A474.23  
Ward: 1

REVISED

## 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 1077 Serson Ave, zoned R3-75- 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 lot coverage of 39.31% (191.90sq m) whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% (170.84sq m) in this instance; and,
2. An eave height of 7.06m (approx. 23.16ft) whereas By-law 0225-2007, as amended, permits a maximum eave height of 6.40m (approx. 21.00ft) in this instance.

The Committee has set **Thursday, December 14, 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/>.

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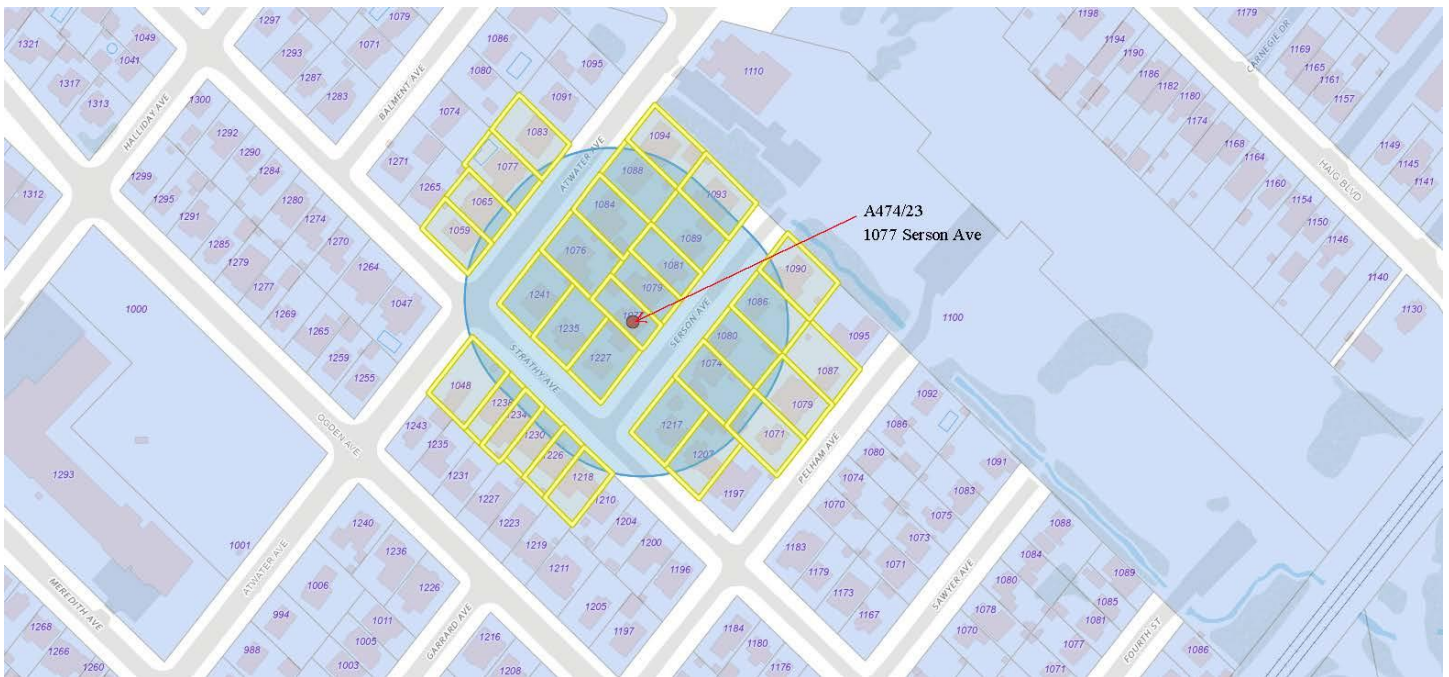


City Centre Drive 2<sup>nd</sup> Floor, Mississauga, ON L5B 3C1. Appointments can be booked using the “Book an appointment” button on the Committee’s webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

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# City of Mississauga Department Comments

Date Finalized: 2023-12-07	File(s): A474.23
To: Committee of Adjustment	Ward: 1
From: Committee of Adjustment Coordinator	Meeting date:2023-12-14 1:00:00 PM

## Consolidated Recommendation

The City recommends that the Committee have regard for all comments and evidence provided by the applicant and area residents when assessing if the application, as requested, meets the requirements of Section 45(1) of the Planning Act.

## Application Details

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

1. A lot coverage of 39.31% (191.90sq m) whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% (170.84sq m) in this instance; and,
2. An eave height of 7.06m (approx. 23.16ft) whereas By-law 0225-2007, as amended, permits a maximum eave height of 6.40m (approx. 21.00ft) in this instance.

## Background

**Property Address:** 1077 Serson Ave

### Mississauga Official Plan

Character Area: Lakeview neighbourhood  
Designation: Residential Low Density II

### Zoning By-law 0225-2007

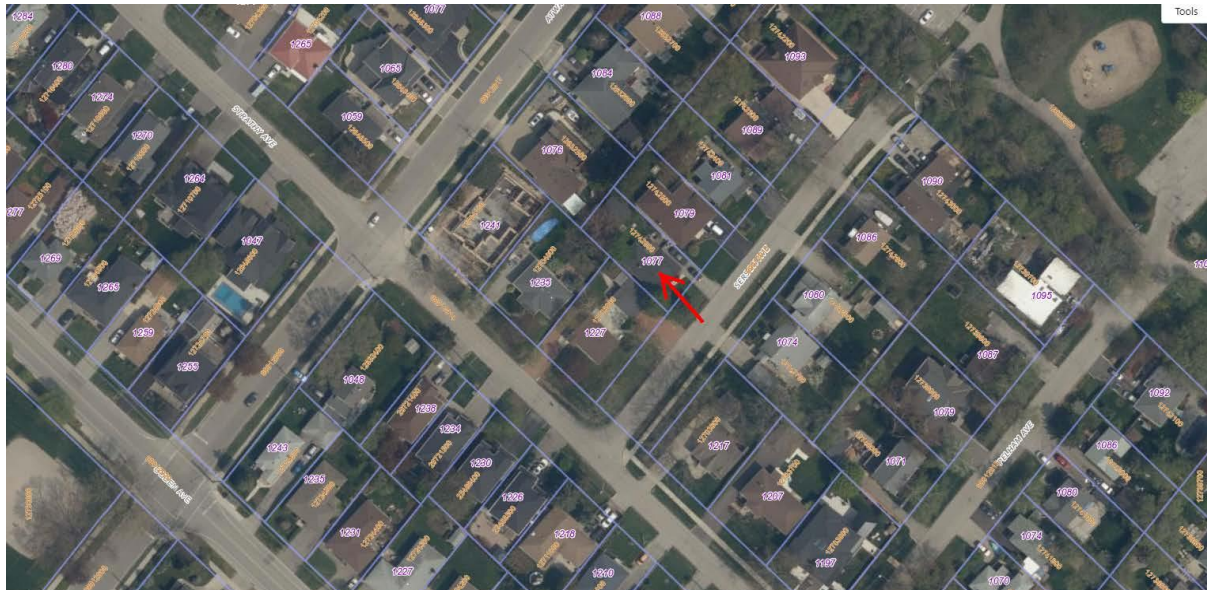
**Zoning:** R3-75- Residential

**Other Applications:** none

### Site and Area Context

The subject properties are located within the Lakeview Neighbourhood Character Area, southeast of Cawthra Road and Atwater Avenue. The immediate neighbourhood is primarily residential, consisting of one and two-storey detached dwellings on lots with mature vegetation in the front yards. The subject property contains a two-storey detached dwelling.

The application proposes the construction of a new two-storey detached dwelling requiring variances for lot coverage and eave height.



## Comments

### Planning

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. Approval of applications must meet the requirements set out under 45(1) and/or 45(2) (a) or (b) in the *Planning Act*.

Staff comments concerning the application are as follows:

The subject property is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP), which permits detached, semi-detached, duplex, triplex, street townhouse and other forms of low-rise dwellings with individual frontages.

Variance #1 requests an increase in lot coverage. The intent in restricting lot coverage is to ensure that there isn't an overdevelopment of the lot which would impact the streetscape as well as abutting properties. Staff note that the dwelling's footprint represents approximately 38.6% of the total lot coverage in this instance. Typically, staff do not support proposals where the increase in lot coverage is attributed to the dwelling's footprint. However, staff note that the applicant is not requesting additional variances for height, area or setbacks which can have the

effect of exacerbating a building's massing. As such, staff are of the opinion that the proposed dwelling is appropriately sized for the property. Lastly, the remaining coverage is attributable to a porch, which does not pose the same massing impacts as a fully enclosed structure.

Variance #2 relates to eaves height. The intent of restricting eaves height is to lessen the visual massing of the dwelling. By lowering the overall pitch of the roof and bringing the edge of the roof closer to the ground, it keeps the dwelling within a human scale. Staff are of the opinion that the proposed eave height represents a minor deviation from the regulation. Furthermore, the proposed dwelling includes staggered walls, moulding and a mix of materials to break up the massing.

Through a detailed review of the application, staff is of the opinion that the revised application is appropriate to be handled through the minor variance process. Further, the application raises no concerns of a planning nature.

Comments Prepared by: Connor DiPietro, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed dwelling will be addressed by our Development Construction Section through the future Building Permit process.



Comments Prepared by: John Salvino, Development Engineering Technologist

### Appendix 2 – Zoning Comments

We note that a Building Permit is required. In the absence of a Building Permit we are unable to confirm the accuracy of the information provided, or determine whether additional variance(s) may be required. It should be noted that a zoning review has NOT been completed.

The applicant is advised that should they choose to proceed without zoning verification, a full zoning review may result in further variances being required in the future.

Comments Prepared by: Minan Song, Planner in Training

### **Appendix 3 – Region of Peel**

#### **Minor Variance: A-23-474M / 1077 Serson Ave**

Development Engineering: Brian Melnyk (905)-791-7800 x3602

#### **Comments:**

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
- All unutilized water and sanitary services shall be abandoned in accordance with Region of Peel design specifications. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
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Comments Prepared by: Ayooluwa Ayoola, Junior Planner





# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A475.23  
Ward: 2

## 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 802 Southdown Road, Unit C2, zoned E2-108- 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 butcher shop (retail use) whereas By-law 0225-2007, as amended, does not permit the use in this instance.

The Committee has set **Thursday, December 14, 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/>.

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<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 x2408. 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/>.

- ## Committee of Adjustment Appeal Process:

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# City of Mississauga Department Comments

Date Finalized: 2023-12-07	File(s): A475.23
To: Committee of Adjustment	Ward: 2
From: Committee of Adjustment Coordinator	Meeting date:2023-12-14 1:00:00 PM

## Consolidated Recommendation

The City recommends that the application be refused.

## Application Details

The applicant requests the Committee to approve a minor variance to allow a change of use proposing a butcher shop (retail use) whereas By-law 0225-2007, as amended, does not permit the use in this instance.

## Background

**Property Address:** 802 Southdown Road, Unit C2

### Mississauga Official Plan

Character Area: Southdown Employment Area  
Designation: Business Employment

### Zoning By-law 0225-2007

**Zoning:** E2-108- Employment

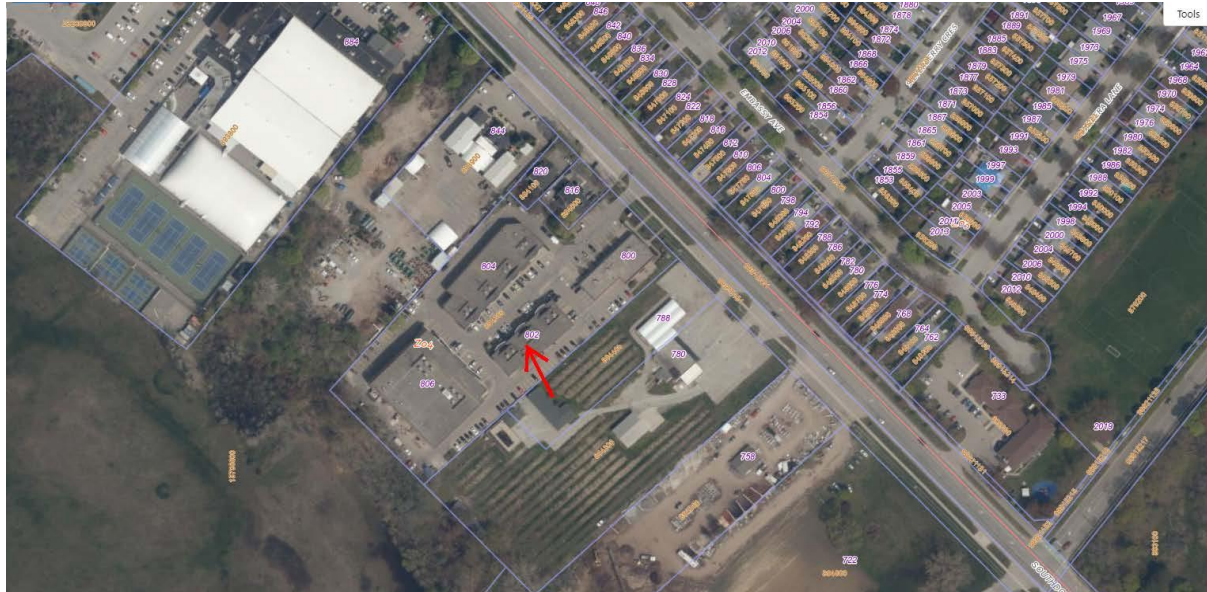
**Other Applications:** None

### Site and Area Context

The subject property is located within the Southdown Employment Character Area, south of the Royal Windsor Drive and Southdown Road intersection. The subject unit is within a one-storey plaza containing a variety of commercial and employment uses. The immediate area consists of

residential uses east of Southdown Road and employment and commercial uses west of Southdown Road. The subject property contains little vegetation throughout.

The application proposes the operation of a Retail Use within Unit C2 requiring a variance to permit the use.



## Comments

### Planning

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. Approval of applications must meet the requirements set out under 45(1) and/or 45(2) (a) or (b) in the *Planning Act*.

Staff comments concerning the application are as follows:

The subject property is located in the Southdown Employment Area and is designated Business Employment in Schedule 10 of the Mississauga Official Plan (MOP). The general intent and purpose of the Employment policies is to dedicate and preserve land for higher order industry and employment purposes. This designation permits a variety of uses, however, retail use is not permitted under this designation.

The sole variance requested proposes a retail use where it is not permitted. Planning staff are of the opinion that the intent and purpose of the zoning by-law is not maintained by permitting uses not contemplated by the zone category and in accordance with an entirely different zoning framework.

Given the above, staff are of the opinion that the application fails to maintain the general intent and purpose of both the official plan and zoning by-law. Staff therefore recommend that the application be refused.

Comments Prepared by: Shivani Chopra, Planner in Training



## Appendices

### Appendix 1 – Transportation and Works Comments

This Department has no objections, comments or requirements with respect to C.A. 'A' 475.23.

Comments Prepared by: John Salvino, Development Engineering Technologist

### Appendix 2 – Zoning Comments

We note that a Zoning Certificate of Occupancy Permit is required. In the absence of a Zoning Certificate of Occupancy Permit we are unable to confirm the accuracy of the information provided, or determine whether additional variance(s) may be required. It should be noted that a zoning review has not been completed.

The applicant is advised that should they choose to proceed without zoning verification, a full zoning review may result in further variances being required in the future.

Comments Prepared by: Minan Song, Planner in Training

### Appendix 3 – Region of Peel

#### Minor Variance: A-23-475M / 802 Southdown Rd, Unit C2

Planning: Ayooluwa Ayoola (905) 791-7800 x8787

#### Comments:

- We recognize that the subject site is located within a Regional Employment Area, identified on Schedule E-4 of the Regional Official Plan (ROP) and within a Provincially Significant Employment Zone. The Region will not be in support of the proposed butcher shop, as it does not keep with the general intent of the ROP and not compatible with the exiting land use pattern.

Comments Prepared by: Ayooluwa Ayoola, Junior Planner



# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A476.23  
Ward: 2

## 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 1257 Crestdale Road, zoned R2-1- 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 gross floor area (infill residential) of 353.06sq m (approx. 3800.31sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 331.47sq m (approx. 3567.91sq ft) in this instance;
2. A lot coverage of 33.70% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% in this instance; and,
3. A driveway width of 10.70m (approx. 35.10ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.69ft) in this instance.

The Committee has set **Thursday, December 14, 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:

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- **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).
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- **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 application file number or property address you are commenting on.

If you wish to view the public hearing online and do not wish to speak, the hearing will be streamed at the following link:

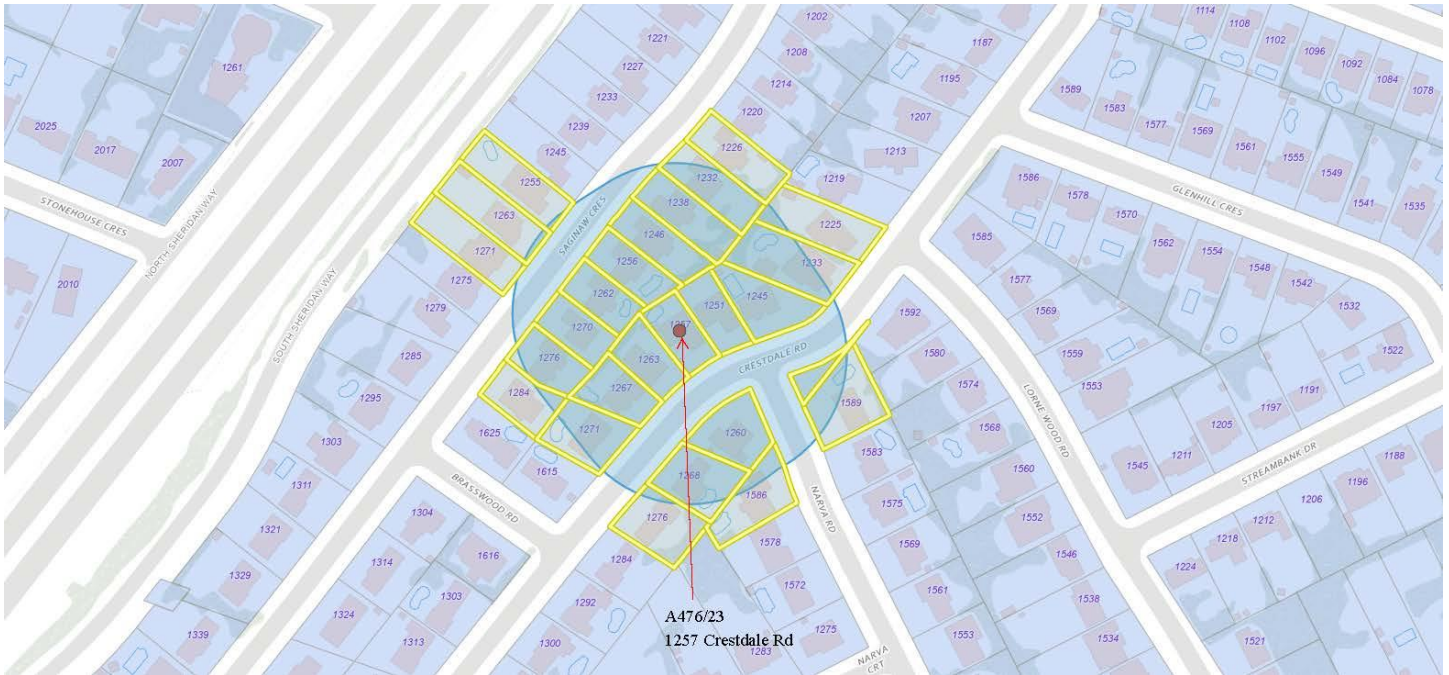
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**Committee of Adjustment Appeal Process:**

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# City of Mississauga Department Comments

Date Finalized: 2023-12-07	File(s): A476.23
To: Committee of Adjustment	Ward: 2
From: Committee of Adjustment Coordinator	Meeting date:2023-12-14 1:00:00 PM

## Consolidated Recommendation

The City has no objections to the application.

## Application Details

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

1. A gross floor area (infill residential) of 353.06sq m (approx. 3800.31sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 331.47sq m (approx. 3567.91sq ft) in this instance;
2. A lot coverage of 33.70% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% in this instance; and,
3. A driveway width of 10.70m (approx. 35.10ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.69ft) in this instance.

## Background

**Property Address:** 1257 Crestdale Road

### Mississauga Official Plan

Character Area: Clarkson - Lorne Park Neighbourhood  
Designation: Residential Low Density I

### Zoning By-law 0225-2007

**Zoning:** R2-1- Residential

**Other Applications:** BP 9ALT 23-9242



## Site and Area Context

The subject property is located in the Clarkson-Lorne Park Neighbourhood Character Area, northeast of the South Sheridan Way and Indian Road intersection. The immediate neighbourhood contains a mix of one and two-storey detached dwellings with mature vegetation in the front yards. The subject property contains an existing two-storey detached dwelling with an attached garage.

The applicant is proposing a second storey addition to the dwelling requiring variances for gross floor area, lot coverage and driveway width.



## Comments

### Planning

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. Approval of applications must meet the requirements set out under 45(1) and/or 45(2) (a) or (b) in the *Planning Act*.

Staff comments concerning the application of the four tests to this minor variance request are as follows:

### Does the proposal maintain the general intent and purpose of the Official Plan?

The subject property is located in the Clarkson-Lorne Park Neighbourhood Character Area and is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits detached, semi-detached and duplex dwellings. Section 9 of MOP promotes development with appropriate urban form and site design, regulating that such development is compatible with: the existing site conditions; the surrounding context; and, the



landscape of the character area. It is staff's opinion that the proposed second-storey addition respects the designation and surrounding land use. Further, the proposal is consistent with the surrounding two-storey detached dwellings. Staff are satisfied that these variances maintain the general intent and purpose of the official plan.

### **Does the proposal maintain the general intent and purpose of the Zoning By-law?**

Variance #1 requests an increase in the gross floor area. The intent in restricting gross floor area is to maintain compatibility between existing and new dwellings in order to ensure the existing and planned character of a neighbourhood is preserved. Staff note that no changes have been proposed to the existing dwelling's footprint. Variance #1 is required to accommodate additional area on the second floor. Staff are satisfied that the second storey addition is sympathetic to both the planned character of the area and existing dwellings. Staff are of the opinion that the proposed increase is minor in nature and has limited impacts to both abutting properties and the streetscape.

Variance #2 requests an increase in lot coverage. The intent in restricting lot coverage is to ensure that there isn't an overdevelopment of the lot which would impact the streetscape as well as abutting properties. Staff note that the dwelling's footprint represents 25.7% of the total lot coverage in this instance, which is below the maximum permissible lot coverage. Therefore, staff are of the opinion that the variance is required to only accommodate elements like porches, shed/pergolas, and floor projections, some of which are already existing and do not present new massing impacts. It is staff's opinion that the new porches being proposed are primarily open structures which do not create the same massing impact as compared to an enclosed structure. As such, staff are satisfied that the proposal does not represent an overdevelopment of the subject property.

Variance #3 requests an increase in the driveway width. The intent of this portion of the by-law is to permit a driveway large enough to suitably accommodate the required number of parking spaces for a dwelling, with the remainder of lands being soft landscaping. Staff note that the requested width of 10.70m (35.10ft) is only for a portion of the driveway close to the garage face. The majority of the driveway maintains a width of 6.30m (20.66ft), which represents a very minor increase from the permissible width of 6m (19.69ft). Further, staff are of the opinion that due to the staggered walkway design of the driveway, the parking of an additional vehicle will not be accommodated. Staff note that no variance for soft landscaping is proposed and that the dwelling maintains an appropriate soft landscaping in the front yard. Staff are satisfied that the variance meets the general intent and purpose of the zoning by-law.

Given the above, staff are satisfied that the requested variances maintain the general intent and purpose of the zoning by-law.

### **Is the proposal desirable for the appropriate development of the subject lands and minor in nature?**

Staff are satisfied that the proposal represents appropriate development of the subject lands. It is staff's opinion that the proposed addition does not pose massing concerns on abutting properties and that the proposed driveway width is appropriate for the subject property. The variances, both

City Department and Agency Comments	File:A476.23	2023/12/07	4
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individually and cumulatively, are minor in nature as the proposal will not create any undue impacts to adjoining properties or the planned or existing character of the area.

Comments Prepared by: Shivani Chopra, Planner in Training

## Appendices

### Appendix 1 – Transportation and Works Comments

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed dwelling are being addressed by our Development Construction Section through the Building Permit process, File BP 9ALT-23/9242.



Comments Prepared by: John Salvino, Development Engineering Technologist

### Appendix 2 – Zoning Comments

The Building Department is processing Building Permit application BP 9ALT 23-9242. Based on review of the information available in this application, we advise that the variances, as requested, are correct.

Please note that comments reflect those provided through the above application. These

comments may no longer be valid should there be changes contained within this Committee of Adjustment application that have not been submitted and reviewed through the application noted above. The applicant must submit any changes and/or updates to information and/or drawings separately through the above application in order to receive updated comments.

Comments Prepared by: Brooke Herczeg, Zoning Examiner

### **Appendix 3 – Region of Peel**

#### **Minor Variance: A-23-476M / 1257 Crestdale Road**

Development Engineering: Brian Melnyk (905)-791-7800 x3602

#### **Comments:**

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
- All unutilized water and sanitary services shall be abandoned in accordance with Region of Peel design specifications. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals are required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).

Comments Prepared by: Ayooluwa Ayoola, Junior Planner



# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A477.23  
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 3316 Pilcom Crescent, zoned R5-10- 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 below grade entrance proposing an interior side yard setback of 0.78m (approx. 2.56ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 1.20m (approx. 3.94ft) in this instance.

The Committee has set **Thursday, December 14, 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/>.

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# City of Mississauga Department Comments

Date Finalized: 2023-12-07	File(s): A477.23
To: Committee of Adjustment	Ward: 7
From: Committee of Adjustment Coordinator	Meeting date:2023-12-14 1:00:00 PM

## Consolidated Recommendation

The City has no objections to the application. The applicant may wish to defer the application to ensure that all required variances have been accurately identified.

## Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of a below grade entrance proposing an interior side yard setback of 0.78m (approx. 2.56ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 1.20m (approx. 3.94ft) in this instance.

## Background

**Property Address:** 3316 Pilcom Crescent

### Mississauga Official Plan

Character Area: Fairview Neighbourhood  
Designation: Residential Low Density II

### Zoning By-law 0225-2007

**Zoning:** R5-10- Residential

**Other Applications:** BP 9ALT 23-8604

### Site and Area Context

The subject property is located north-east of the Dundas Street West and Mavis Road intersection in the Fairview Neighbourhood. It is in an interior lot containing a two-storey

detached dwelling with an attached garage. Limited landscaping and vegetative elements are present on the subject property. The property has an approximate frontage of +/- 9.80m (32.15ft) and an area of +/- 500.07m<sup>2</sup> (5,382.70ft<sup>2</sup>), characteristic of lots in the area. The surrounding context is predominantly residential, consisting of detached dwellings. Further, Whiteoak Ford, a restricted motor vehicle sales, leasing and rental facility directly abuts the property to the west.

The applicant is proposing a below grade entrance for personal access requiring a variance for side yard setback.



## Comments

### Planning

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. Approval of applications must meet the requirements set out under 45(1) and/or 45(2) (a) or (b) in the *Planning Act*.

Staff comments concerning the application of the four tests to this minor variance request are as follows:

The subject property is located in the Fairview Neighbourhood Character Area and is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP).

The general intent of the side yard regulations in the by-law is to ensure that: an adequate buffer exists between the massing of primary structures on adjoining properties, appropriate

drainage can be provided, and that access to the rear yard remains unencumbered. Staff note that the stairs do not create any additional massing that could impact abutting properties. Furthermore, Transportation & Works staff have raised no drainage concerns with the site and access to the rear yard is maintained on the opposite side of the dwelling.

Staff are of the opinion that the application maintains the general intent and purpose of both the official plan and zoning by-law, is minor in nature, and represents appropriate development of the subject property.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner



## Appendices

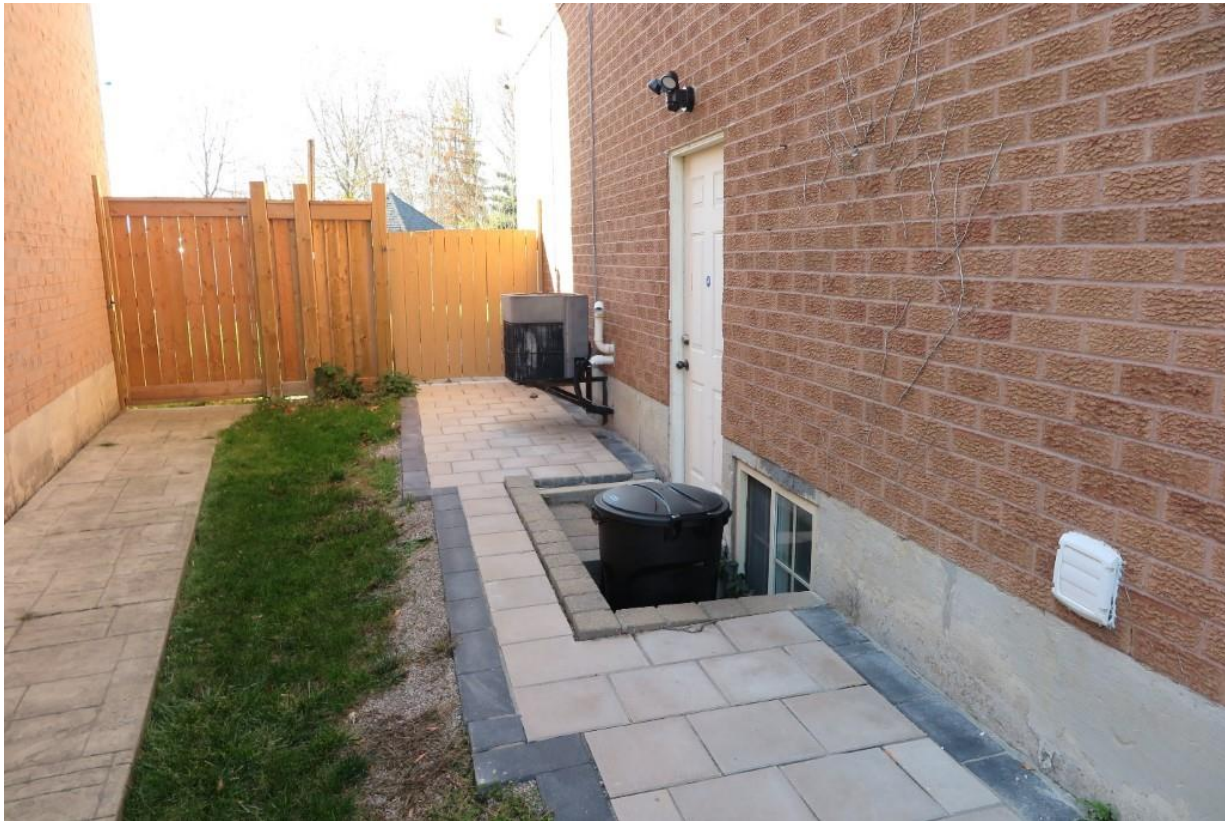
### Appendix 1 – Transportation and Works Comments

We note that the Transportation and Works Department has no objections to the proposed below grade entrance as it does not appear to impact or alter the existing grading and drainage pattern for this property.

Comments Prepared by: Joe Alava, T&W Development Engineering







## Appendix 2 – Zoning Comments

The Building Department is processing Building Permit application BP 9ALT 23-8604. Based on review of the information available in this application, we advise that more information is required in order to verify the accuracy of the requested variance(s) or determine whether additional variance(s) will be required.

Please note that comments reflect those provided through the above application. These comments may no longer be valid should there be changes contained within this Committee of Adjustment application that have not been submitted and reviewed through the application noted above. The applicant must submit any changes and/or updates to information and/or drawings separately through the above application in order to receive updated comments.

Comments Prepared by: Andrew Wemekamp. Zoning Examiner

## Appendix 3 – Metrolinx

### **3316 Pilcom Crescent - A477.23**

Metrolinx is in receipt of the minor variance application for 3316 Pilcom Cres to allow the construction of a below grade entrance. Metrolinx's comments on the subject application are noted below:

- The subject property is located within 300m of the CP Galt Subdivision which carries Metrolinx's Milton GO Train service.

Advisory Comment:

- The Proponent is advised the following:
  - **Warning:** Metrolinx and its assigns and successors in interest operate commuter transit service within 300 metres from the subject land. In addition to the current use of these lands, there may be alterations to or expansions of the rail and other facilities on such lands in the future including the possibility that Metrolinx or any railway entering into an agreement with Metrolinx or any railway assigns or successors as aforesaid may expand their operations, which expansion may affect the environment of the occupants in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual units. Metrolinx will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under these lands.

Comments Prepared by: Farah Faroque, Project Analyst

## Appendix 4 – Region of Peel

### Minor Variance: A-23-477M / 3316 Pilcom Crescent

Development Engineering: Brian Melnyk (905)-791-7800 x3602

**Comments:**

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
- All unutilized water and sanitary services shall be abandoned in accordance with Region of Peel design specifications. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals are required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).

Comments Prepared by: Ayooluwa Ayoola, Junior Planner



# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A478.23  
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 2187 Sidney Drive, zoned R3-75- 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 an addition (secondary suite) proposing:

1. An exterior side yard setback of 4.22m (approx. 13.85ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback of 6.00m (approx. 19.69ft) in this instance;
2. A rear yard setback of 2.34m (approx. 7.68ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback of 3.00m (approx. 9.84ft) in this instance; and,
3. A new pedestrian entrance facing a street to facilitate a second unit whereas By-law 0225-2007, as amended, does not permit this in this instance;
4. An eave overhang setback into the exterior yard of 4.05m (approx. 13.29ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 5.55m (approx. 18.20ft) in this instance; and,
5. An eave overhang setback into the rear yard of 2.16m (approx. 7.09ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 2.55m (approx. 8.37ft) in this instance.

The Committee has set **Thursday, December 14, 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, 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 x2408 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 application file number or property address you are commenting on.



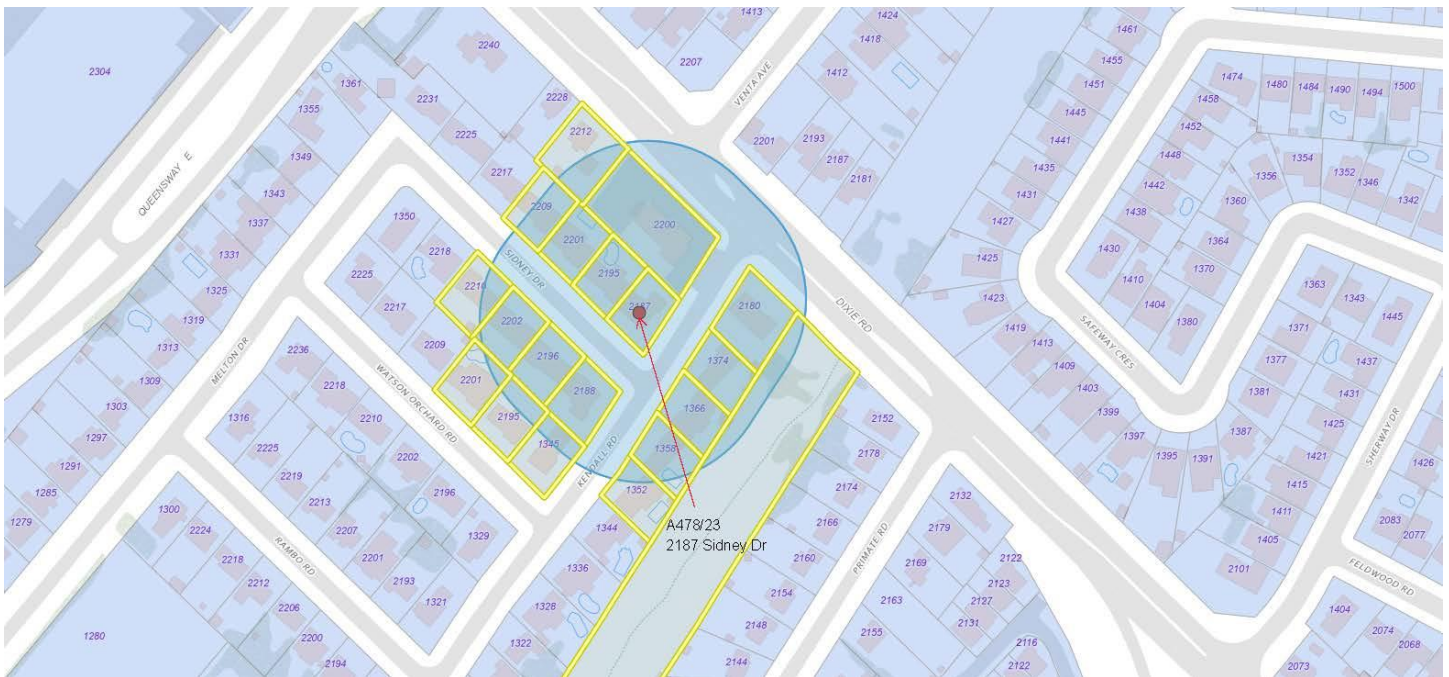
If you wish to view the public hearing online and do not wish to speak, the hearing will be streamed at the following link:  
<http://www.mississauga.ca/portal/cityhall/council-and-committee-videos>

**Additional Information:**

- For more information about this matter, contact [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca) or call 905-615-3200 x2408. 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/>.



**Legal notice:**

Your comments are collected under the legal authority of the Planning Act R.S.O. 1990, Chapter c.P.13, as amended. Your comments regarding this application become the property of the City of Mississauga and will become part of the decision making process of the application. Pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M.56, as amended, public feedback to planning proposals is considered a public record and will be disclosed to any individual (including being posted on the internet) upon request in accordance with Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M.56, as amended. Questions about this collection should be directed to the Secretary-Treasurer, Committee of Adjustment, Office of the City Clerk, 300 City Centre Drive, Mississauga ON L5B 3C1 or (905) 615-3200 x2408.

# City of Mississauga Department Comments

Date Finalized: 2023-12-07	File(s): A478.23
To: Committee of Adjustment	Ward: 1
From: Committee of Adjustment Coordinator	Meeting date:2023-12-14 1:00:00 PM

## Consolidated Recommendation

The City recommends that the Committee have regard for all comments and evidence provided by the applicant and area residents when assessing if the application, as requested, meets the requirements of Section 45(1) of the Planning Act.

## Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of an addition (secondary suite) proposing:

1. An exterior side yard setback of 4.22m (approx. 13.85ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback of 6.00m (approx. 19.69ft) in this instance;
2. A rear yard setback of 2.34m (approx. 7.68ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback of 3.00m (approx. 9.84ft) in this instance; and,
3. A new pedestrian entrance facing a street to facilitate a second unit whereas By-law 0225-2007, as amended, does not permit this in this instance;
4. An eave overhang setback into the exterior yard of 4.05m (approx. 13.29ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 5.55m (approx. 18.20ft) in this instance; and,
5. An eave overhang setback into the rear yard of 2.16m (approx. 7.09ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 2.55m (approx. 8.37ft) in this instance.

## Amendments

The applicant has submitted a revised proposal and no longer requires variance #3, as such Planning staff recommend that this variance be removed.

## Background

**Property Address:** 2187 Sidney Drive



## Mississauga Official Plan

Character Area: **Lakeview Neighbourhood**  
Designation: **Residential Low Density I**

## Zoning By-law 0225-2007

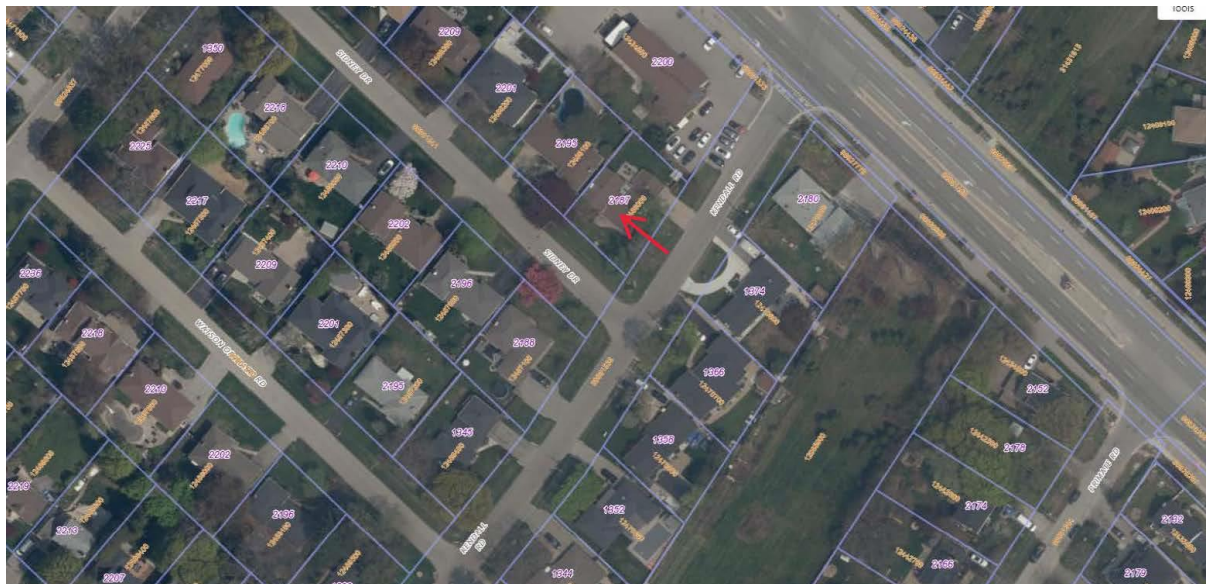
Zoning: **R3-75- Residential**

Other Applications: **File SEC UNIT 23/8557.**

## Site and Area Context

The subject site is situated within the Lakeview Neighbourhood Character Area, southwest of the Queensway East and Dixie Road intersection. The immediate vicinity encompasses a diverse mix of residential, utility, employment and commercial land uses. Notably, the subject site features mature vegetation in both the front and exterior side yards.

The proposed application seeks to construct an addition and second unit, necessitating variances for setbacks.



## Comments

### Planning

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. Approval of applications must meet the requirements set out under 45(1) and/or 45(2) (a) or (b) in the *Planning Act*.

Staff comments concerning the application are as follows:

The subject property is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan (MOP), which permits detached, semi-detached and duplex dwellings.

Variances #1, 2, 4 and 5 are regarding setbacks. Staff note that variance #1 is only required at a pinch point where the proposed garage slightly projects forward and the exterior side yard tapers inward. Staff note the exterior lot line is slanted, therefore the remaining portions of the exterior side yard maintain a width between 4.22m (13.85ft) and 7.75m (25.5ft). Variance #2 is regarding a rear yard setback. Staff note that this variance is also only required to accommodate one point of the building. Ample amenity area is provided behind the existing one-storey dwelling and two-storey addition. Variances #4 and 5 are for eave setbacks and are required as a direct result of variances #1 and 2. Staff are of the opinion that these variances represent minor increases and will not pose any massing impacts.

Planning staff identified concerns regarding variance #3 in email correspondence with the applicant. Planning staff were particularly concerned regarding the second unit entrance's integration into the design of the exterior wall facing Kendall Road. The exterior side wall is designed to give the visual impression of a semi-detached dwelling. In response to this concern, the main entrance to the second unit was relocated to the rear yard, therefore removing the need for variance #3. Staff note that the exterior wall maintains the visual appearance of a semi-detached dwelling, however, the entrance included on this wall provides an additional access to the existing one-storey dwelling, not a new access to the new unit.

Through a detailed review of the application, staff is of the opinion that the revised application is appropriate to be handled through the minor variance process. Further, the application raises no concerns of a planning nature.

Comments Prepared by: Connor DiPietro, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed secondary unit are being addressed by our Development Construction Section through the Building Permit process, File SEC UNIT 23/8557.







Comments Prepared by: John Salvino, Development Engineering Technologist

## Appendix 2 – Zoning Comments

The Building Department is processing a Building Permit application 23-8557. Based on review of the information available in this application, we advise that the variances, as requested, are correct.

Please note that comments reflect those provided through the above application. These comments may no longer be valid should there be changes contained within this Committee of Adjustment application that have not been submitted and reviewed through the application noted above. The applicant must submit any changes and/or updates to information and/or drawings separately through the above application in order to receive updated comments.

Comments Prepared by: Sibila Lass Weldt, Zoning Examiner

### Appendix 3 – Region of Peel

**Minor Variance: A-23-478M / 2187 Sidney Drive**

Development Engineering: Brian Melnyk (905)-791-7800 x3602

**Comments:**

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
- All unutilized water and sanitary services shall be abandoned in accordance with Region of Peel design specifications. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
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Comments Prepared by: Ayooluwa Ayoola, Junior Planner





# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A203.23  
Ward: 2

## 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 1236 Echo Drive, zoned R2-5 - 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 dwelling proposing:

1. An underside eaves height of 7.64m (approx. 25.06ft) whereas By-law 0225-2007, as amended, permits a maximum underside eaves height of 6.40m (approx. 21.00ft) in this instance;
2. A combined side yard setback of 6.40m (approx. 20.99ft) whereas By-law 0225-2007, as amended, requires a minimum combined side yard setback of 8.09m (approx. 26.54ft) in this instance;
3. An allowable balcony area in the rear yard of 18.98sq m (approx. 204.29sq ft) whereas By-law 0225-2007, as amended, permits a maximum balcony area of 10.00sq m (approx. 107.64sq ft) in this instance;
4. A driveway width of 9.43m (approx. 30.94ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m (approx. 27.89ft) in this instance;
5. A gross floor area (infill residential) of 574.22sq m (approx. 6180.85sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 497.63sq m (approx. 5356.44sq ft) in this instance.

The Committee has set **Thursday, December 14, 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:

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- **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.
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**Additional Information:**

- For more information about this matter, contact [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca) or call 905-615-3200 x2408. 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/>.
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# City of Mississauga Department Comments

Date Finalized: 2023-12-07	File(s): A203.23 Ward: 2
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2023-12-14 1:00:00 PM

## Consolidated Recommendation

The City has no objections to variances #1, 2, 3 and 5, however recommends that variance #4 be refused.

## Application Details

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

1. An underside eaves height of 7.64m (approx. 25.06ft) whereas By-law 0225-2007, as amended, permits a maximum underside eaves height of 6.40m (approx. 21.00ft) in this instance;
2. A combined side yard setback of 6.40m (approx. 20.99ft) whereas By-law 0225-2007, as amended, requires a minimum combined side yard setback of 8.09m (approx. 26.54ft) in this instance;
3. An allowable balcony area in the rear yard of 18.98sq m (approx.204.29sq ft) whereas By-law 0225-2007, as amended, permits a maximum balcony area of 10.00sq m (approx. 107.64sq ft) in this instance;
4. A driveway width of 9.43m (approx. 30.94ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m (approx. 27.89ft) in this instance;
5. A gross floor area (infill residential) of 574.22sq m (approx. 6180.85sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 497.63sq m (approx. 5356.44sq ft) in this instance.

## Background

**Property Address:** 1236 Echo Drive

**Mississauga Official Plan**

Character Area: Clarkson Lorne Park Neighbourhood  
Designation: Residential Low Density I

### Zoning By-law 0225-2007

**Zoning: R2-5 - Residential**

**Other Applications: Building Permit application BP 9NEW 23-6254**

### Site and Area Context

The subject property is located within the Clarkson-Lorne Park Neighbourhood Character Area, east of the Lakeshore Road West and Owenwood Drive. The immediate neighbourhood is entirely residential consisting of one and two-storey detached dwellings, on large lots with mature vegetation in the front yards. The subject property contains a one-storey detached dwelling with mature vegetation in both of the front and rear yards.

The applicant is requesting permission to construct a new two-storey detached dwelling requiring variances related eave height, combined side yard setback, balcony area, driveway width and gross floor area.



## Comments

### Planning

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. Approval of applications must meet the requirements set out under 45(1) and/or 45(2) (a) or (b) in the *Planning Act*.

City Department and Agency Comments	File:A203.23	2023/12/07	3
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The subject property is designated Residential Low Density I on Schedule 10 of the Mississauga Official Plan (MOP) which permits detached, semi-detached and duplex dwellings.

The subject application was deferred on July 13, 2023. Planning staff identified concerns regarding variances for eave height, balcony area, garage area and gross floor area.

The applicant has submitted a revised proposal to address the noted concerns. The revised proposal no longer requires a variance for building height, dwelling depth, lot coverage or garage area.

Staff note the applicant has also revised the proposed eave height, combined side yard setback, balcony area and gross floor area. The proposed eave height has been reduced from 7.87m (25.82ft) to 7.64m (approx. 25.06ft). The combined side yard setback has increased from 5.17m (16.97ft) to 6.40m (20.99ft). The balcony area has reduced from 88.43m<sup>2</sup> (951.82ft<sup>2</sup>) to 18.98m<sup>2</sup> (204.29ft<sup>2</sup>). Lastly, the gross floor area has reduced from 706.07m<sup>2</sup> (7600.07ft<sup>2</sup>) to 574.22m<sup>2</sup> (6180.85ft<sup>2</sup>).

Planning staff are satisfied that the revised proposal addresses concerns noted in their previous comments.

Variances #1 and 5 relate to eave height and gross floor area. The intent of the infill regulations is to maintain compatibility between existing and new dwellings by lessening the visual massing of the dwelling by keeping the edge of the roof closer to the ground. This results in the dwelling maintaining a more human scale. The proposed dwelling incorporates a variety of architectural materials and design features that visually breaks up the overall massing of the dwelling, such as multiple roofs with varying heights and a diverse set of building materials. The combination of these features help to keep the overall massing of the dwelling inline with the established streetscape and neighbouring properties. Further, the proposal is consistent with newer two-storey dwellings in the immediate area and does not pose a negative impact to the established neighbourhood character.

Variance #2 is regarding combined side yard width. Staff note that the proposed side yards are consistent with side yards found within the immediate area.

Variance #3 is for balcony area. Planning staff are of the opinion that the requested variance is minor in nature and will not pose any privacy or overlook concerns. The proposed balcony is located in the rear yard, which abuts Lakeshore Road West to the north. Furthermore, no side yard setbacks are required to the balcony, negating any impacts to the adjacent neighbours to the east and west.

Variance #4 is with respect to driveway width. The zoning by-law permits a maximum driveway width of 10.5 meters (34.45 ft.) within 6 meters (19.69 ft.) of the garage face and 8.5 meters (27.89 ft.) beyond 6 meters (19.69 ft.) of the garage face on a property of this size. This provision aims to facilitate an entrance into a 3-car garage while mitigating streetscape impacts by limiting the driveway width closer to the street.

Planning staff are of the opinion that the requested variance is incorrect. Staff note that the site plan illustrates a 2.77m (9.1ft) wide walkway which spans the full length of the proposed driveway. Through discussions with Zoning staff, Planning staff have determined that this width



City Department and Agency Comments	File:A203.23	2023/12/07	4
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must be included in the calculation driveway width. Furthermore, the proposed driveway, though offering direct access to a 3-car garage, extends beyond the garage face, resulting in unnecessary additional hardscaping. Lastly, the driveway does not taper as it extends toward the street. Therefore, the applicant may be widening portions of the municipal boulevard. Planning staff are unable to support this variance as the proposed width would not meet the intent of the zoning by-law and recommend that variance #4 be refused.

As such, Planning staff have no concerns regarding variances #1, 2, 3 and 5, however recommend refusal of variance #4 as the proposed variance, in its current form, is incorrect and does not align with the intent of the zoning by-law.

Comments Prepared by: Connor DiPietro, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed dwelling are being addressed by our Development Construction Section through the Building Permit process, File BP 9NEW-23/6254.

Comments Prepared by: John Salvino, Development Engineering Technologist

### Appendix 2 – Zoning Comments

The Building Department is processing Building Permit application BP 9NEW 23-6254. Based on review of the information available in this application, we advise that more information is required in order to verify the accuracy of the requested variance(s) or determine whether additional variance(s) will be required.

Please note that comments reflect those provided through the above application. These comments may no longer be valid should there be changes contained within this Committee of Adjustment application that have not been submitted and reviewed through the application noted above. The applicant must submit any changes and/or updates to information and/or drawings separately through the above application in order to receive updated comments.

Comments Prepared by: Gary Gagnier; Zoning Examiner

### Appendix 3 – Region of Peel

#### Minor Variance: DEF-A-23-203M – 1236 Echo Drive

Development Engineering: Camila Marczuk (905) 791-7800 x8230

#### Comments:

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
- All unutilized water and sanitary services shall be abandoned in accordance with Region of Peel design specifications. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals are required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).

Planning: Patrycia Menko (905) 791-7800 x3114

**Comments:**

- The subject property is located in the regulated area of the Credit Valley Conservation Authority (CVC). We rely on the environmental expertise of the CVC for the review of development applications located within or adjacent to the regulated area in Peel and the impact of natural hazards on proposed development. We therefore request that City staff consider comments from the CVC and incorporate their requirements appropriately. Final approval of this application requires all environmental concerns to be addressed to the satisfaction of the CVC.

Comments Prepared by: Ayooluwa Ayoola, Junior Planner



# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A267.23  
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 1384 Haig Blvd, zoned R3-75- 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 permit a driveway proposing a driveway width of 14.49m (approx. 47.54ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m (approx. 27.89ft) in this instance.

The Committee has set **Thursday, December 14, 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, 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 x2408 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 application file number or property address you are commenting on.

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>

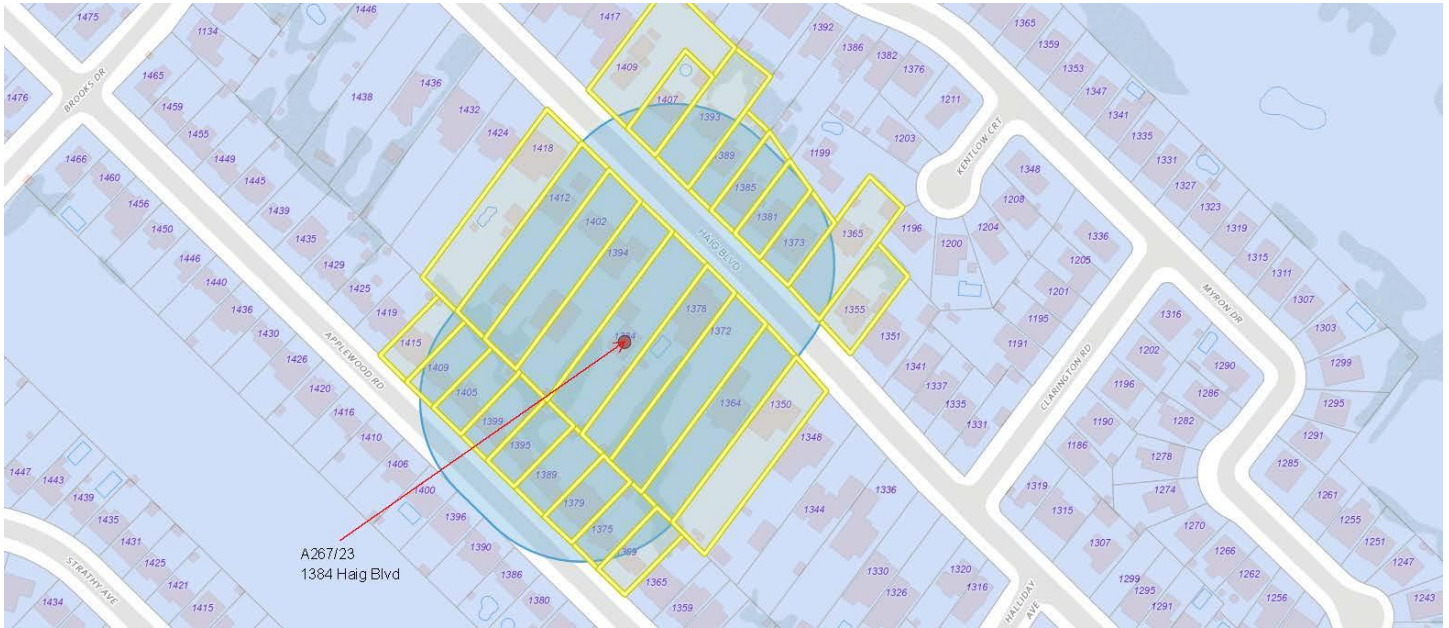
### Additional Information:

- For more information about this matter, contact [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca) or call 905-615-3200 x2408. 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/>.



### **Legal notice:**

Your comments are collected under the legal authority of the Planning Act R.S.O. 1990, Chapter c.P.13, as amended. Your comments regarding this application become the property of the City of Mississauga and will become part of the decision making process of the application. Pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M.56, as amended, public feedback to planning proposals is considered a public record and will be disclosed to any individual (including being posted on the internet) upon request in accordance with Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M.56, as amended. Questions about this collection should be directed to the Secretary-Treasurer, Committee of Adjustment, Office of the City Clerk, 300 City Centre Drive, Mississauga ON L5B 3C1 or (905) 615-3200 x2408.



# City of Mississauga Department Comments

Date Finalized: 2023-12-07	File(s): A267.23
To: Committee of Adjustment	Ward: 1
From: Committee of Adjustment Coordinator	Meeting date:2023-12-14 1:00:00 PM

## Consolidated Recommendation

The City recommends that the application be refused.

## Application Details

The applicant requests the Committee to approve a minor variance to permit a driveway proposing a driveway width of 14.49m (approx. 47.54ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m (approx. 27.89ft) in this instance.

## Background

**Property Address:** 1384 Haig Blvd

### Mississauga Official Plan

Character Area: Lakeview Neighbourhood  
Designation: Residential Low Density I

### Zoning By-law 0225-2007

**Zoning:** R3-75- Residential

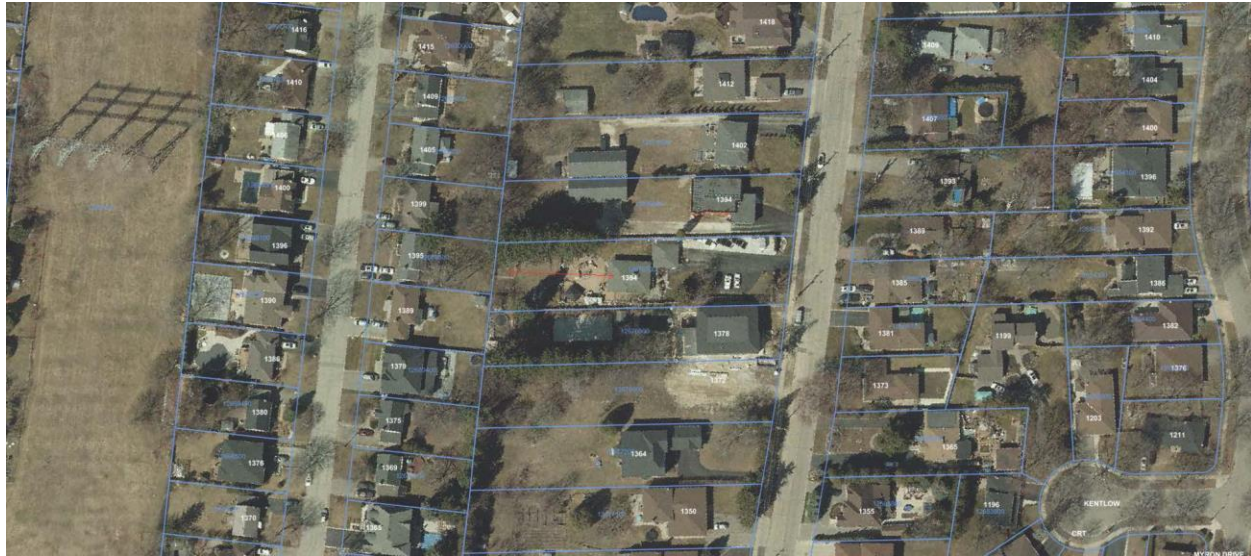
**Other Applications:**

### Site and Area Context

The subject property is located within the Lakeview Neighbourhood Character Area, south of the Haig Boulevard and South Service Road intersection. The immediate area consists entirely of

one and two storey detached dwellings with mature vegetation in the front yard. The subject property contains an existing one-storey dwelling with minimal vegetation in the front yard.

The applicant is requesting to legalize an existing driveway requiring a variance for driveway width.



## Comments

### Planning

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. Approval of applications must meet the requirements set out under 45(1) and/or 45(2) (a) or (b) in the *Planning Act*.

Staff comments concerning the application are as follows:

The subject property is located in the Lakeview Neighbourhood Character Area and is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan (MOP).

Staff note that this application was before the Committee of Adjustment on October 12<sup>th</sup>, 2023, wherein staff recommended refusal for a proposed driveway width of 19.2m (+/-62.99ft). The Committee deferred the file to allow the applicant an opportunity to work with staff to redesign the proposed driveway. The applicant did not discuss the revised proposal with Planning staff prior to resubmission. The current proposal is for a driveway width of 14.49m (47.54ft). Staff note the resubmitted driveway width has been reduced by 4.71m (15.45ft).

The resubmitted proposal now proposes an additional attached garage in the front yard. While Planning staff are not in a position to interpret the by-law, staff note that additional variances for

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number of garages, garage projection and dwelling depth may be required. Staff are unable to accurately assess these additional variances without additional information and dimensions.

Although the applicant has reduced the driveway width, Staff maintain the position that the driveway width is excessive and does not meet the intent and purpose of the by-law as it can accommodate more vehicles across than the maximum permitted 3 vehicles. Furthermore, the revised proposal does not address drainage concerns previously raised by Transportation and Works staff. As such, staff maintain the position that the application be refused.

Comments Prepared by: Shivani Chopra, Planner in Training

## Appendices

### Appendix 1 – Transportation and Works Comments

We have supplied pictures with our previous comments. This Department cannot support the amount of hard surface existing on site.

As you will see from the previous pictures, most of the lot frontage is either asphalt or concrete. There is a substantial low area along the south side of the lot adjacent to 1378 Haig Boulevard next to a tree where some sort of drain has been installed. We have no records or knowledge of any drain in this area. The surface drainage will collect in this location and not have a proper outlet. Should the applicant achieve approval for the Minor Variances, we feel that our Development Construction Section will have drainage issues at the time of Building Permit application for the newly proposed double car garage.

Comments Prepared by: John Salvino, Development Engineering Technologist

### Appendix 2 – Zoning Comments

In the absence of a Development application we are unable to confirm the accuracy of the information provided, or determine whether additional variance(s) may be required. It should be noted that a zoning review has NOT been completed. The applicant is advised that should they choose to proceed without zoning verification, a full zoning review may result in further variances being required in the future.

For scope of work that does not require Site Plan Approval/Building Permit/Zoning Certificate of Occupancy Permit, the applicant may consider applying for a Preliminary Zoning Review application. A detailed site plan drawing and architectural plans are required for a detailed zoning review to be completed. A minimum of 6-8 weeks is required depending on the complexity of the proposal and the quality of information submitted.

Comments Prepared by: Minan Song, Planner in Training

### Appendix 3 – Region of Peel

We have no comments or objections.

Comments Prepared by: Ayooluwa Ayoola, Junior Planner