
Committee of Adjustment

Date: April 3, 2025
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
Timothy Rowan
Janice Robinson
Ken Ellis
Frank Dale

Contacts

Evan Pu, Committee of Adjustment Coordinator, Legislative Services
905-615-3200 ext.5507 or 8246
evan.pu@mississauga.ca

Natalia Joffre, Committee of Adjustment Coordinator, Legislative Services
905-615-3200 ext.5507 or 8696
natalia.joffreanez@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. Written submissions must be received by the Friday prior to the hearing.

Requests to speak:

Pre-registration is required to speak virtually (by computer or telephone) at a hearing. Pre-registration is preferred but not required to appear in person. Requests can be made by email: committee.adjustment@mississauga.ca or by phone: 905-615-3200 ext.5507 and must be received by the

Friday prior to the hearing. If you do not wish to speak, the hearing will be livestreamed here:
www.mississauga.ca/portal/cityhall/council-and-committee-videos.

-
1. CALL TO ORDER
 2. DECLARATION OF CONFLICT OF INTEREST
 3. DEFERRALS OR WITHDRAWALS
 4. MATTERS TO BE CONSIDERED
 - 4.1 B4.25
1401 Matheson Blvd E (W5)
 - 4.2 A52.25
6626 Miller's Grove (W9)
 - 4.3 A55.25
2968 Nipiwini Dr (W9)
 - 4.4 A64.25
2470 Milltower Crt (W9)
 - 4.5 A65.25
4061 Dursley Cres (W4)
 - 4.6 A67.25
1333 Tonolli Rd (W1)
 - 4.7 A69.25
3138 Bonaventure Dr (W5)
 - 4.8 A338.24
7675 Redstone Rd (W5)
 - 4.9 A434.24
1185 Queensway E, Units 6A and 7A (W1)
 5. OTHER BUSINESS
 6. ADJOURNMENT

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 1401 Matheson Blvd E, zoned E2-19 - Employment & C3-1 - Commercial, has applied for Consent under Section 53 of the Planning Act. The applicant requests the consent of the Committee to allow a lease greater than 21 years.

The Committee has set **Thursday, April 3, 2025 at 1:00 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown.

How to participate:

Public participation at hearings helps the Committee make informed decisions. There are several methods to participate:

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Additional Information:

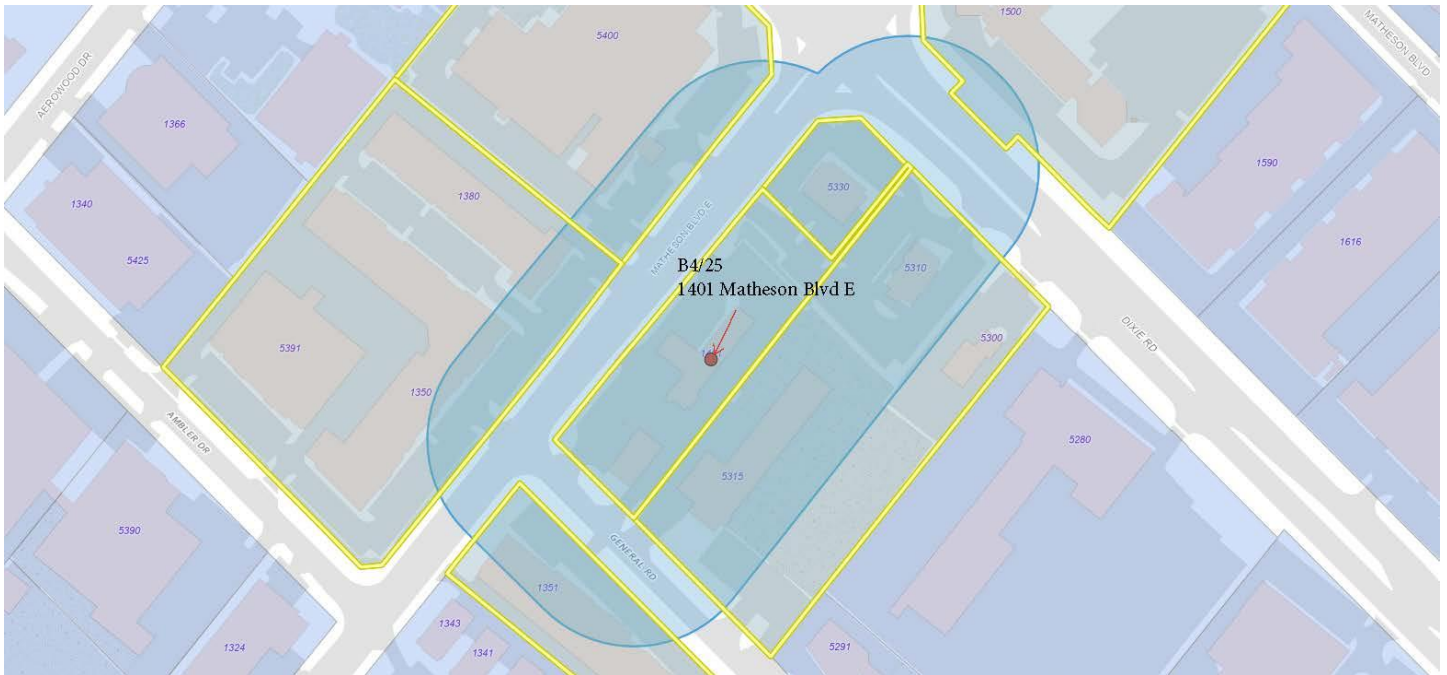
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- You can review city staff and agency comments one week before the hearing at the following link: <http://www.mississauga.ca/portal/cityhall/calendar>.

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Committee of Adjustment via email at committee.adjustment@mississauga.ca or by mailing the Committee of Adjustment, 300 City Centre Drive 2nd 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:

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Legal notice:

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City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-03-27	File(s): B4.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:4/3/2025 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 meets the requirements of Section 50(3) of the Planning Act.

Application Details

The applicant requests the consent of the Committee to allow a lease greater than 21 years.

Recommended Conditions and/or Terms

- Appendix A – Conditions of Provisional Consent

Background

Property Address: 1401 Matheson Blvd E

Mississauga Official Plan

Character Area: Northeast Employment Area (West)
Designation: Business Employment

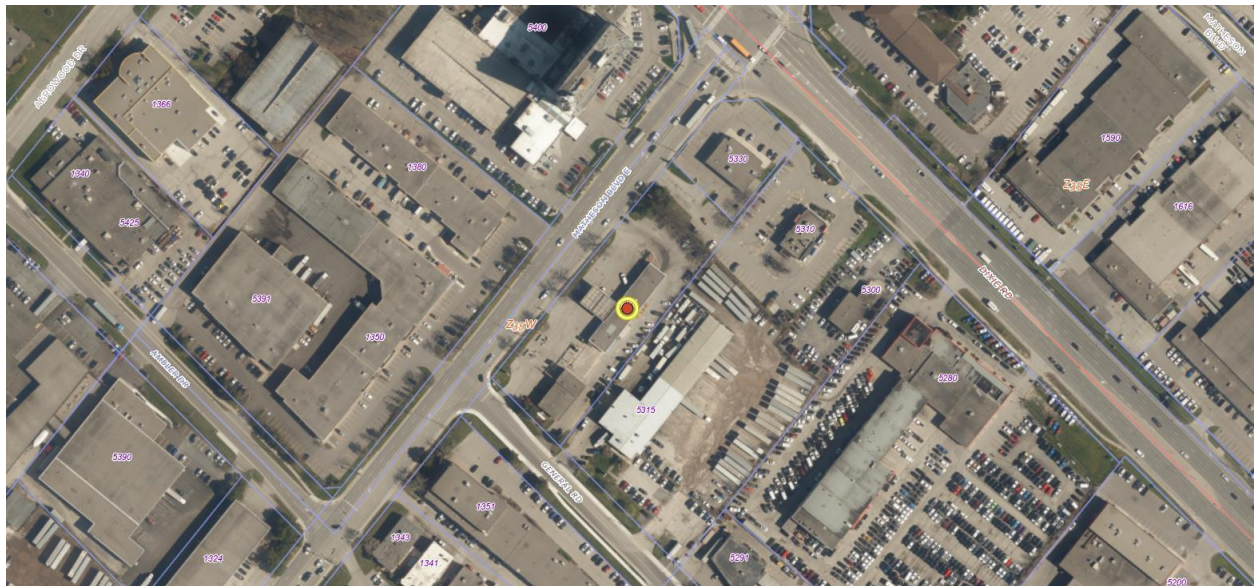
Zoning By-law 0225-2007

Zoning: E2-19 - Employment & C3-1 - Commercial

Site and Area Context

The subject property is located along the south side of Matheson Boulevard East, west of the Dixie Road and Matheson Boulevard East intersection in the Northeast Employment Character Area (West). It currently contains two one-storey buildings on site that facilitate a motor vehicle service station, a gas bar and an accessory convenience retail and service kiosk. Limited landscaping and vegetative elements are present throughout the property. The surrounding area context consists of employment and commercial uses. Employment uses consist of industrial buildings on varied sized lots, whereas commercial uses are present along the Dixie Road frontage.

The applicant is seeking to permit a lease for a period of greater than 21 years requiring the consent of the Committee of Adjustment.



Comments

Planning

Provincial Matters

The Provincial Policy Statement 2024 (PPS 2024) promotes efficient development and land use, directing the focus towards intensification and redevelopment. The proposal is consistent with the general directive in provincial policy.

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.

Staff comments concerning the application are as follows:

The applicant is proposing a lease greater than 21 years for a unit on the subject property. The Planning Act requires that leases of 21 years or greater receive consent from the municipality. Staff note that the proposed use conforms to both the official plan and zoning by-law. Through a detailed review, staff is of the opinion that the application is appropriate to be handled through the consent process. Further, the application raises no concerns of a planning nature.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

Information submitted with this application indicates that the intent is to permit a lease greater than 21 years. In this regard, this department has no objections or requirements for this application.

Comments Prepared by: Tony Iacobucci, Development Engineering

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.

Comments Prepared by: Emily Majeed, Planner-in-Training

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.



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A52.25
Ward: 9

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 6626 Miller's Grove, zoned R3-Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance proposing a below-grade entrance in the exterior side yard whereas By-law 0225-2007, as amended, does not allow a below-grade entrance in the exterior side yard in this instance.

The Committee has set **Thursday, April 3, 2025 at 1:00 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

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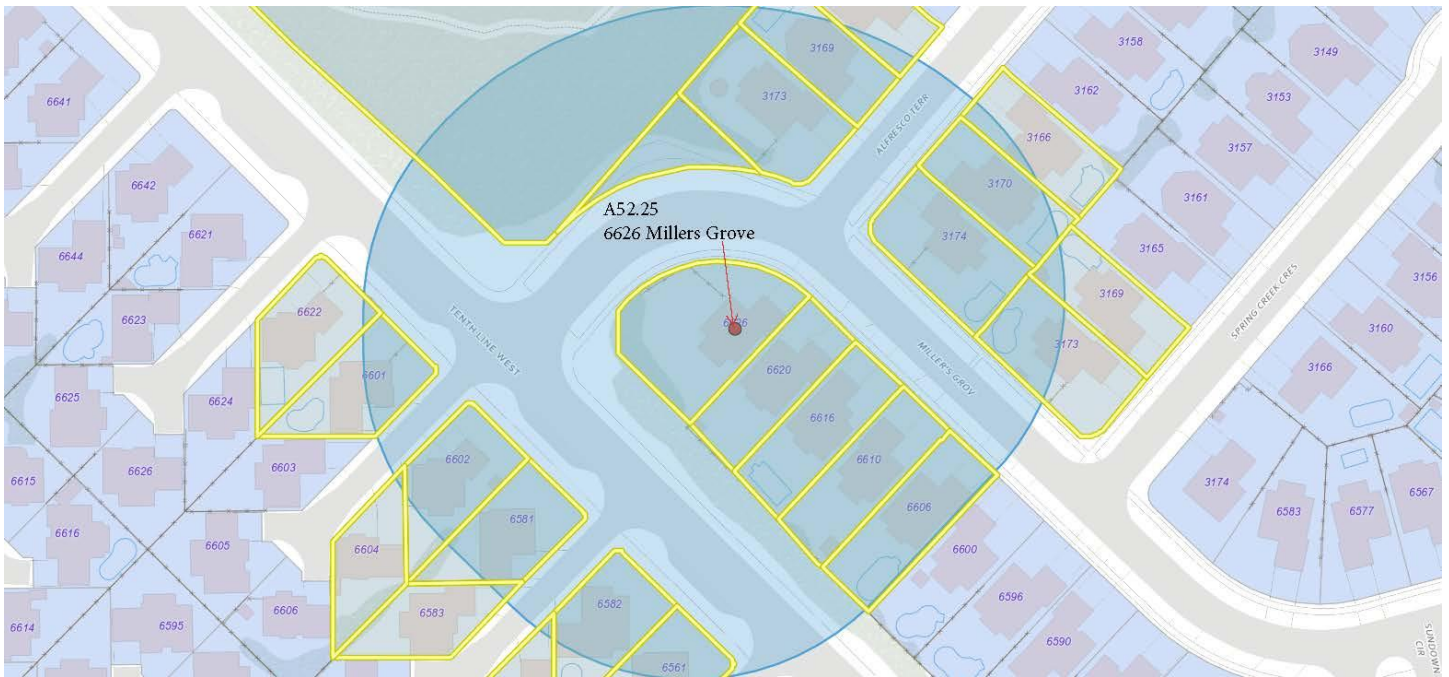
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City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-03-27	File(s): A52.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:4/3/2025 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 proposing a below-grade entrance in the exterior side yard whereas By-law 0225-2007, as amended, does not allow a below-grade entrance in the exterior side yard in this instance.

Background

Property Address: 6626 Miller's Grove

Mississauga Official Plan

Character Area: Meadowvale Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

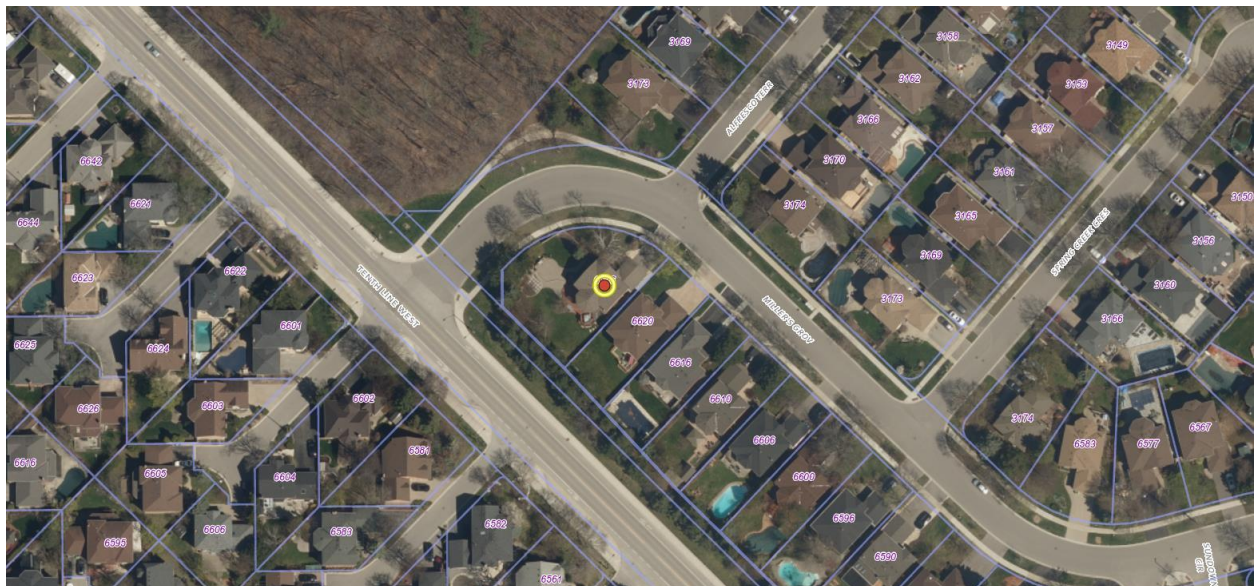
Zoning: R3-Residential

Other Applications: SEC UNIT 24-4050

Site and Area Context

The subject property is located in the Meadowvale Neighbourhood Character Area, north-east of the Britannia Road West and Tenth Line West intersection. The subject property has an approximate lot area of +/- 1015.63m² (3332.11ft²). The subject property contains a two-storey detached dwelling with an attached double-car garage. The immediate neighbourhood consists of detached residential dwellings with moderate vegetative elements in the front yards. St. John of the Cross, Eden Middle School and Meadowvale Secondary school are all within close proximity to the subject site.

The applicant is proposing to construct a below grade entrance to facilitate a secondary residential unit requiring a variance for the below grade entrance in the exterior side yard.



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 site is located within the Meadowvale Neighbourhood Character Area, and designated Residential Low Density I by the Mississauga Official Plan (MOP). The Residential Low Density I designation permits detached dwellings; semi-detached dwellings; and, duplex dwellings. Section 9 of MOP regulates that new development must have suitable regard for the

existing scale, massing, and character of the surrounding area; as well as respectfully contribute to the continuity of the established or prescribed front, rear, and side yard setbacks.

The applicant is proposing a permitted secondary unit within a permitted dwelling. The intent of the regulations surrounding second unit entrances are to ensure that the entrances do not negatively impact the overall streetscape. In this instance, the stairwell to the below grade entrance is screened behind a privacy fence. The entrance itself will not be visible from the street, provided appropriate screening of the entrance is maintained. Furthermore, the property maintains an existing fence line which mitigates the view of the exterior side yard setback from the street.

Staff are satisfied that any negative impact to the streetscape has been appropriately mitigated by the design and that the general intent and purpose of the zoning by-law have been maintained.

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: Sara Ukaj, Planning Associate

Appendices

Appendix 1 – Transportation and Works Comments

As the subject lot this is a corner lot and the below grade entrance is being proposed in an area which will not impact the existing drainage pattern or any of the adjacent properties, we have no drainage related concerns with the location of the below grade entrance.





Comments Prepared by: Tony Iacobucci, Development Engineering

Appendix 2 – Zoning Comments

The Building Division is processing Building Permit application SEC UNIT 24-4050. Based on the review of the information available in this application, the requested variance is correct.

Our comments may no longer be valid should there be changes in the Committee of Adjustment application that have yet to be submitted and reviewed through the Building Division application. To receive updated comments, the applicant must submit any changes to information or drawings separately through the above application." [Enter zoning staff comments]"

Comments Prepared by: Jeanine Benitez, Zoning Examiner

Appendix 3 – Parks, Forestry & Environment

Forestry Comments

The Forestry Section of the Community Services Department has reviewed the above noted minor variance application and advises as follows:

1. No public trees shall be injured or removed. If public tree injury or removal is required, a permit must be issued as per By-law 0020-2022.
2. 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.
3. Please note if a tree is identified as a shared tree with the adjacent property owner, and the applicant intends to apply for a Tree Removal Permit, written consent must be obtained by both parties.

An Application to Permit the Injury or Destruction of Trees on Public and Private Property can be found at <https://www.mississauga.ca/publication/application-to-permit-the-injury-or-destruction-of-trees-on-public-and-private-property/>.

Should further information be required, please contact Jamie Meston, Landscape Technician, Forestry Section, Community Services Department at 905-615-3200 ext. 4264 or via email jamie.meston@mississauga.ca.

Comments Prepared by: Jamie Meston, Landscape Technician

Appendix 4 – Region of Peel Comments

Minor Variance Application: A-25-52M / 6626 Millers Grove

Development Engineering: Brian Melnyk (brian.melnyk@peelregion.ca)(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. Regional Site Servicing Connection approvals may be required prior to the local municipality issuing full building permit. 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 servicingconnections@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 servicingconnections@peelregion.ca.

Comments Prepared by: Petrele Francois, Junior Planner

In Person and Virtual Public Hearing

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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 2968 Nipiwini Dr, zoned RM1-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 new canopy over the existing deck proposing an exterior side yard setback of 4.12m (approx. 13.52ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback of 4.40m (approx. 14.44ft) in this instance.

The Committee has set **Thursday, April 3, 2025 at 1:00 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

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City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-03-27	File(s): A55.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:4/3/2025 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 a new canopy over the existing deck proposing an exterior side yard setback of 4.12m (approx. 13.52ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback of 4.40m (approx. 14.44ft) in this instance.

Background

Property Address: 2968 Nipiwini Dr

Mississauga Official Plan

Character Area: Meadowvale Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

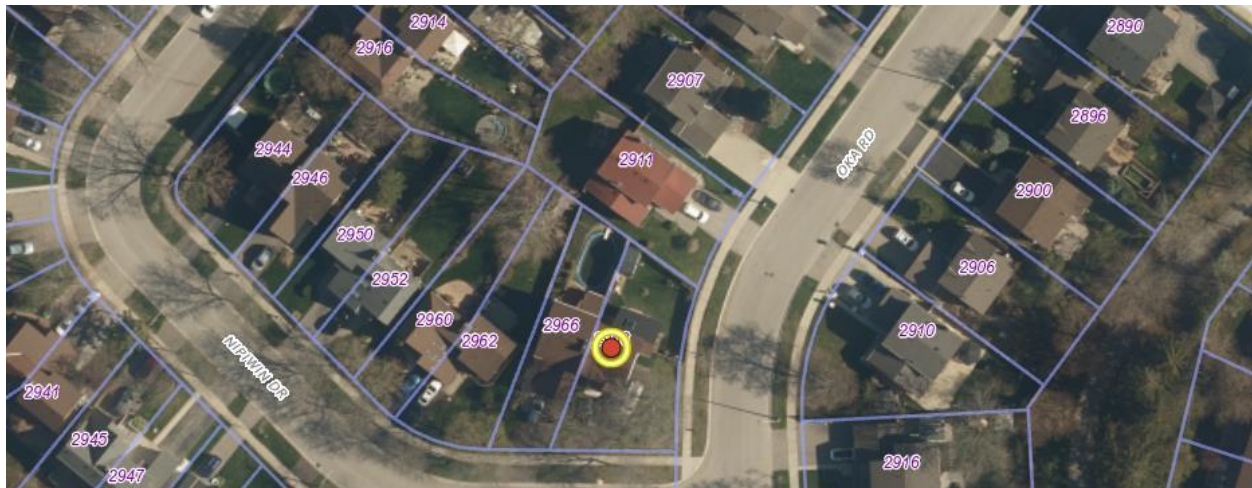
Zoning: RM1-Residential

Other Applications: BP 9ALT24-5453

Site and Area Context

The subject property is located north-east of the Winston Churchill Boulevard and Britannia Road West intersection in the Meadowvale Neighbourhood Character Area. It has an approximate lot area of +/- 485.93 m² (5227.00ft²). The interior lot contains a two-storey semi-detached dwelling with an attached garage and limited vegetation exists on the subject property. The neighbourhood is primarily residential, consisting of detached and semi-detached dwellings on varied lot sizes.

The applicant is proposing the construction of a canopy over the existing deck requiring a variance for the exterior 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:

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

The subject property is designated Residential Low Density II on 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. The proposal represents a residential development that is in line with the designation. Staff are satisfied that the reduced

side yard will not negatively affect the surrounding community. 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?

The sole variance proposes a reduction in the exterior side yard setback measured to the proposed addition. The general intent of 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 ultimately remains unencumbered. Staff note that the side property line does not run parallel to the proposed structure and that the proposed setback is a result of a pinch point between the building and the lot line. At its closest, the proposed side yard setback maintains an appropriate setback from the street and increases as the lot line moves away from the pinch point. Staff are of the opinion that the proposed setback is sufficient to maintain access to the rear yard and maintains an adequate buffer to the adjoining properties. Furthermore, Planning staff note that the Transportation & Works Department has reviewed the application and does not have any concerns regarding drainage.

Given the above, Planning 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?

Planning staff are of the opinion that the proposal represent appropriate development of the subject property. The proposed variances, both individually and collectively, are minor in nature and are not expected to create undue impact on abutting properties or the streetscape.

Comments Prepared by: Sara Ukaj, Planning Associate

Appendices

Appendix 1 – Transportation and Works Comments

We note that the Transportation and Works Department has no objections to the existing deck and new canopy as it does not impact or alter the existing grading and drainage pattern for this property.







Comments Prepared by: Tony Iacobucci, Development Engineering

Appendix 2 – Zoning Comments

The Building Division is processing Building Permit application BP 9ALT24-5453. Based on the review of the information available in this application, the requested variance is correct.

Our comments may no longer be valid should there be changes in the Committee of Adjustment application that have yet to be submitted and reviewed through the Building Division application. To receive updated comments, the applicant must submit any changes to information or drawings separately through the above application.

Comments Prepared by: Gary Gagnier, Zoning Examiner

Appendix 3 – Parks, Forestry & Environment

Forestry Comments

The Forestry Section of the Community Services Department has reviewed the above noted minor variance application and advises as follows:

1. No public trees shall be injured or removed. If public tree injury or removal is required, a permit must be issued as per By-law 0020-2022.
2. 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.
3. Please note if a tree is identified as a shared tree with the adjacent property owner, and the applicant intends to apply for a Tree Removal Permit, written consent must be obtained by both parties.

An Application to Permit the Injury or Destruction of Trees on Public and Private Property can be found at <https://www.mississauga.ca/publication/application-to-permit-the-injury-or-destruction-of-trees-on-public-and-private-property/>.

Should further information be required, please contact Jamie Meston, Landscape Technician, Forestry Section, Community Services Department at 905-615-3200 ext. 4264 or via email jamie.meston@mississauga.ca.

Comments Prepared by: Jamie Meston, Landscape Technician

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 2470 Milltower Crt, zoned E2-1-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 the establishment of a day care center proposing an accessory use of 28.0% whereas By-law 0225-2007, as amended, permits a maximum accessory use of 20.0% in an E2 Zone in this instance.

The Committee has set **Thursday, April 3, 2025 at 1:00 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

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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 or by mailing the Committee of Adjustment, 300 City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. Please include your name, your address, and the application file number or property address you are commenting on.

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City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-03-27	File(s): A64.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:4/3/2025 1:00:00 PM

Consolidated Recommendation

The City recommends the application be deferred.

Application Details

The applicant requests the Committee to approve a minor variance to allow the establishment of a day care center proposing an accessory use of 28.0% whereas By-law 0225-2007, as amended, permits a maximum accessory use of 20.0% in an E2 Zone in this instance.

Background

Property Address: 2470 Milltower Crt

Mississauga Official Plan

Character Area: Meadowvale Business Park Corporate Centre
Designation: Business Employment

Zoning By-law 0225-2007

Zoning: E2-1-Employment

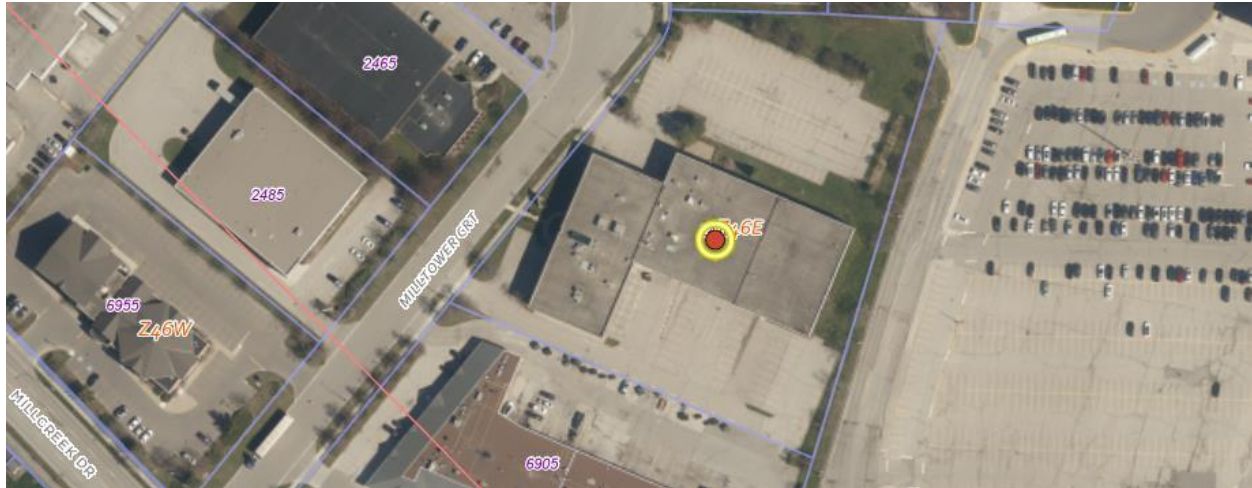
Other Applications: 24-1337

Site and Area Context

The subject property is located in the Meadowvale Business Park Corporate Centre on the south-east corner of the Derry Road and Millcreek Drive intersection. The subject property has an approximate lot area of 12,960.65m² (139,507.28ft²). It currently contains a commercial

building with both office and warehouse uses. There is limited vegetation on the property. The immediate area consists of a mix of commercial and employment uses.

The applicant is requesting a variance to permit an accessory day care use requiring a variance to permit a larger accessory daycare 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 of the four tests to this minor variance request are as follows:

The subject property is located in the Meadowvale Business Park Corporate Centre and is designated Business Employment in Schedule 10 of the Mississauga Official Plan (MOP).

While Planning staff have no concerns with the proposed variance being sought, through the internal review process it has been identified that the outdoor play requires a variance because the play area is not wholly contained within the building. Furthermore, planning staff are not in a position to interpret the zoning by-law to determine if there are any additional variances to the outdoor play area.

Given the above, planning staff recommend the applicant confers with Zoning staff to verify the accuracy of the application and to determine if any additional variance(s) are required.

Comments Prepared by: Sara Ukaj, Planning Associate

Appendices

Appendix 1 – Transportation and Works Comments

Enclosed for Committees easy reference are photos depicting the subject property.





Comments Prepared by: Tony Iacobucci, Development Engineering

Appendix 2 – Zoning Comments

The Building Department is currently processing a certificate of occupancy permit application under file 24-1337. Based on review of the information currently available for this application, 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.

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: RAMSEN HEDOO, PLANNER.

Appendix 3 – Region of Peel Comments

We have no comments or objections.

Comments Prepared by: Petrele Francois, Junior Planner

Appendix 4 – Metrolinx

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

GO/HEAVY-RAIL – 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 jenna.auger@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 unit:

• **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.

Should you have any questions or concerns, please contact jenna.auger@metrolinx.com.

Comments Prepared by: Jenna Auger, Third Party Project Review

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 4061 Dursley Cres, zoned RM1-Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance proposing a below grade entrance in the exterior side yard whereas By-law 0225-2007, as amended, does not allow a below grade entrance in the exterior side yard in this instance.

The Committee has set **Thursday, April 3, 2025 at 1:00 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

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City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-03-27	File(s): A65.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:4/3/2025 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 proposing a below grade entrance in the exterior side yard whereas By-law 0225-2007, as amended, does not allow a below grade entrance in the exterior side yard in this instance.

Background

Property Address: 4061 Dursley Cres

Mississauga Official Plan

Character Area: Rathwood Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: RM1-Residential

Other Applications: BPA-114213

Site and Area Context

The subject property is located north-east of the Burnhamthorpe Road East and Robert Speck Parkway intersection in the Rathwood Neighbourhood Character Area. It is a corner lot

containing a two-storey semi-detached dwelling with an attached garage. Limited landscaping and vegetative elements are present throughout the subject property. The surrounding area context consists of detached and semi-detached dwellings on similarly sized lots. Additionally, the larger context includes high density residential apartments, office and commercial uses.

The applicant is proposing to construct a below grade entrance in the exterior side yard requiring a variance for the location of the below grade entrance.



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 Rathwood Neighbourhood Character Area and is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP). 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 note that the entrance will be appropriately screened from the streetscape with the existing privacy fence ensuring compatibility with the surrounding context.

The sole variance requests a below grade stairwell to be located in the exterior side yard. The intent of the exterior side yard regulation is to ensure that an adequate buffer exists between a structure and the public realm, and to ensure the entrance does not negatively impact the overall streetscape. In this instance, the applicant is proposing to locate the entrance behind the existing privacy fence which will appropriately screen the stairwell from view.

Staff are satisfied that any negative impact to the streetscape is appropriately mitigated and that the proposal meets the general intent and purpose of the official plan and zoning by-law. Furthermore, the proposal contributes to orderly development of the subject property whose impacts to the streetscape and abutting properties are minor in nature.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

This Department has no concerns/ objections with the applicant's request to locate a below grade entrance in the exterior side yard. The subject site is a corner lot, and the below grade entrance is not anticipated to impact the existing drainage pattern or any adjacent properties.



Comments Prepared by: Tony Iacobucci, Development Engineering

Appendix 2 – Zoning Comments

Building Permit Application BPA-114213 is still in a pre-screening review. Zoning has not yet had the opportunity to review the drawings and materials. Without the benefit of a fulsome review of the drawings and materials, the variances requested cannot be confirmed at this time. There may be some changes to the variances as requested, and there may also be some additional variances required. Zoning staff would like the opportunity to complete the review and advise the applicant through the process the variances required to the applicable zoning provisions.

Comments Prepared by: Emily Majeed, Planner-in-Training

Appendix 3 – Parks, Forestry & Environment

Forestry Comments

The Forestry Section of the Community Services Department has reviewed the above noted minor variance application and advises as follows:

1. No public trees shall be injured or removed. If public tree injury or removal is required, a permit must be issued as per By-law 0020-2022.
2. 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.
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Should further information be required, please contact Jamie Meston, Landscape Technician, Forestry Section, Community Services Department at 905-615-3200 ext. 4264 or via email jamie.meston@mississauga.ca.

Comments Prepared by: Jamie Meston, Landscape Technician

Appendix 4 – Region of Peel Comments

Minor Variance Application: A-25-065M / 4061 Dursley Crescent

Development Engineering: Brian Melnyk (brian.melnyk@peelregion.ca)|(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. Regional Site Servicing Connection approvals may be required prior to the local municipality issuing full building permit. 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 servicingconnections@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 servicingconnections@peelregion.ca.

Comments Prepared by: Petrele Francois, Junior Planner

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 1333 Tonolli Rd, zoned E2-134-Employment, has made an application under Section 45 of the Planning Act. The applicant requests the Committee to approve an application under Section 45(2) of the Planning Act to allow the expansion of an existing Waste Processing Station whereas By-law 0225-2007, as amended, does not allow the expansion of a Waste Processing Station use in this instance.

The Committee has set **Thursday, April 3, 2025 at 1:00 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

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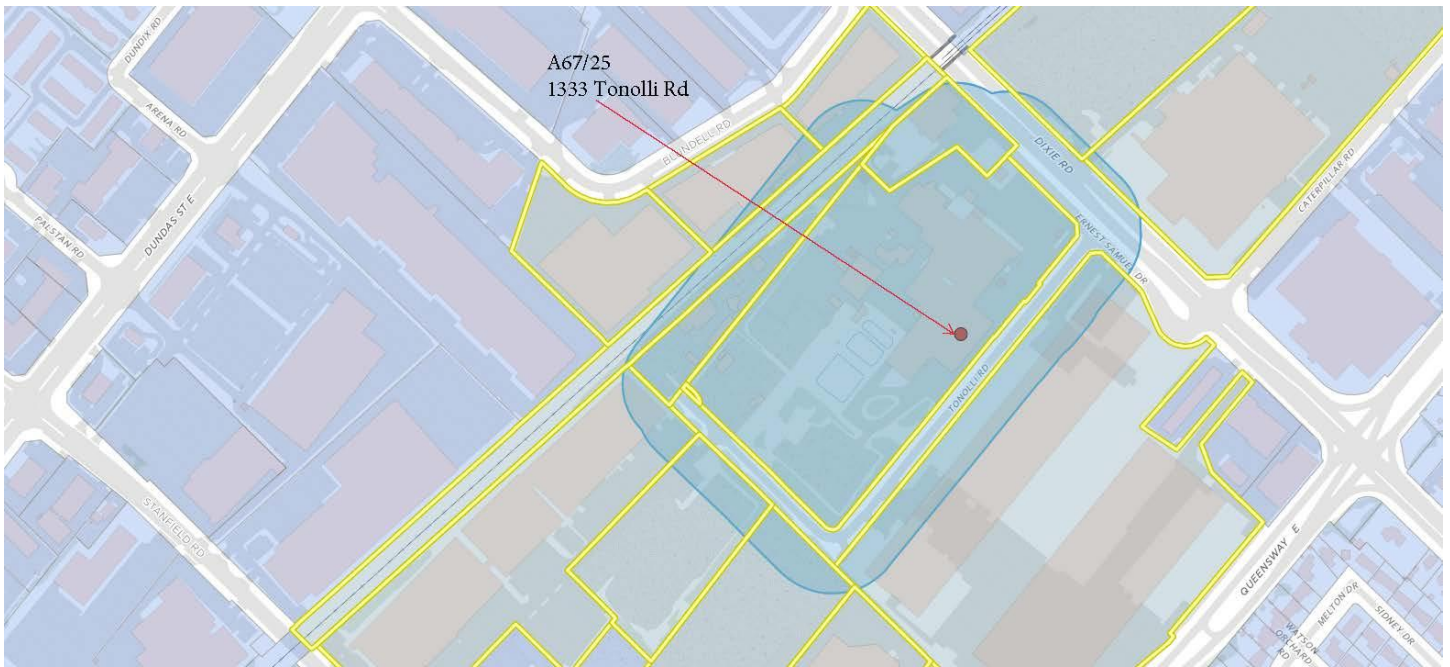
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Committee of Adjustment Appeal Process:

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/>.



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 x5507.

City of Mississauga

Memorandum:

City Department and Agency Comments

Ramen Date Finalized: 2025-03-27	File(s): A67.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:4/3/2025 1:00:00 PM

Consolidated Recommendation

The City has no objection to the application, as amended.

Application Details

The applicant requests the Committee to approve an application under Section 45(2) of the Planning Act to allow the expansion of an existing Waste Processing Station whereas By-law 0225-2007, as amended, does not allow the expansion of a Waste Processing Station use in this instance.

Amendments

The Building Department is currently processing a zoning certificate and building permit application under file C22-4086 and BP 3NEW 24-507. Based on review of the information currently available for this building permit, Zoning staff advise that the variance should be amended as follows:

- The applicant requests the Committee to approve an application under Section 45(2) of the Planning Act to allow the expansion of an existing Waste Processing Station (including smelting and foundry operations) within 800m of a residential zone whereas By-law 0225-2007, as amended, does not allow the expansion of a Waste Processing Station use in this instance.

Background

Property Address: 1333 Tonolli Rd

Mississauga Official Plan

Character Area: Dixie Employment Area
Designation: Business Employment

Zoning By-law 0225-2007

Zoning: E2-134-Employment

Other Applications: Zoning certificate and building permit application under file C22-4086 and BP 3NEW 24-507

Site and Area Context

The subject property is located in the Dixie Employment Area, northwest of the Queensway East and Dixie Road intersection. The immediate area consists of a variety of uses including commercial, employment and industrial. The subject property currently contains a waste processing station.

The application is proposing an addition requiring approval for the expansion of an existing legal non-conforming use under Section 45 (2) of the Planning Act.



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 Dixie Employment Area Character Area and is designated Business Employment in Schedule 10 of the Mississauga Official Plan (MOP). Pursuant to Section 11.2.11 (w), the Business Employment designation permits waste processing stations.

The applicant is proposing an expansion of the existing waste processing facility, seeking approval under Section 45 (2) of the Planning Act.

The current application proposes the addition of 6 fabric covered storage structures to replace the existing open-air storage of the batteries to comply with the Ministry of the Environment, Conservation, and Parks (MECP) permit requirements. In addition, the applicant is also proposing an expansion of the existing metal clad slag storage building.

Staff note that the existing use has been operating since 1958, including the smelting and foundry component, wherein it was in compliance with the zoning by-law at the time. With changes to the zoning by-law over the years, the use became legal non-conforming.

The applicant provided the City with an affidavit detailing its historical use and operation, giving justification for the use having legal non-conforming status. The City has reviewed the affidavit and is in agreement with the conclusion that the use enjoys legal non-conforming status.

Further, Site Plan approval for the site (SPAX 22-83) has been approved, allowing the applicant to proceed to building permit. During the building permit review, staff noted that the smelting and foundry operation was not permitted, which has triggered the current application under Section 45 (2) of the Planning Act.

Section 45 (2) stipulates the following:

(2) In addition to its powers under subsection (1), the committee, upon any such application,

(a) where any land, building or structure, on the day the by-law was passed, was lawfully used for a purpose prohibited by the by-law, may permit,

(i) the enlargement or extension of the building or structure, if the use that was made of the building or structure on the day the by-law was passed, or a use permitted under subclause (ii) continued until the date of the application to the committee, but no permission may be given to enlarge or extend the building or

structure beyond the limits of the land owned and used in connection therewith on the day the by-law was passed, or

(ii) the use of such land, building or structure for a purpose that, in the opinion of the committee, is similar to the purpose for which it was used on the day the by-law was passed or is more compatible with the uses permitted by the by-law than the purpose for which it was used on the day the by-law was passed, if the use for a purpose prohibited by the by-law or another use for a purpose previously permitted by the committee continued until the date of the application to the committee; or

(b) where the uses of land, buildings or structures permitted in the by-law are defined in general terms, may permit the use of any land, building or structure for any purpose that, in the opinion of the committee, conforms with the uses permitted in the by-law. R.S.O. 1990, c. P.13, s. 45 (2).

As such, the Committee of Adjustment has the authority to permit the expansion of a legal non-conforming use.

Staff are satisfied that the proposal respects the official plan policies and is essential to the operations of the current use. Additionally, staff are of the opinion that the proposal does not pose any significant changes to the current operations of the waste processing station.

Staff recognise that the use has been in operation since 1958 and that the expansion is completely contained within the subject property. By permitting the expansion as proposed, the resulting development will comply with the MCEP regulations, thereby improving the operations of the facility.

Given the above, staff are satisfied that the application is appropriate to be handled under Section 45 (2) of the Planning Act. Further, the application raises no concerns of a planning nature.

Comments Prepared by: Shivani Chopra, 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 expansion of the waste processing station will be addressed by our Development Construction Section through Building Permit BP 3NEW-24/507.

Comments Prepared by: John Salvino, Development Engineering Technologist











Appendix 2 – Zoning Comments

The Building Department is currently processing a zoning certificate and building permit application under file C22-4086 and BP 3NEW 24-507. Based on review of the information currently available for this building permit, we advise that the following variance(s) should be amended as follows:

- The applicant requests the Committee to approve an application under Section 45(2) of the Planning Act to allow the expansion of an existing Waste Processing Station (including smelting and foundry operations) within 800m of a residential zone whereas By-law 0225-2007, as amended, does not allow the expansion of a Waste Processing Station use in this instance.

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: Ramsen Hedoo, Planner.

Appendix 3 – Parks, Forestry & Environment

Forestry Comments

The Forestry Section of the Community Services Department has reviewed the above noted minor variance application and advises as follows:

1. No public trees shall be injured or removed. If public tree injury or removal is required, a permit must be issued as per By-law 0020-2022.
2. 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.
3. Please note if a tree is identified as a shared tree with the adjacent property owner, and the applicant intends to apply for a Tree Removal Permit, written consent must be obtained by both parties.

An Application to Permit the Injury or Destruction of Trees on Public and Private Property can be found at <https://www.mississauga.ca/publication/application-to-permit-the-injury-or-destruction-of-trees-on-public-and-private-property/>.

Should further information be required, please contact Jamie Meston, Landscape Technician, Forestry Section, Community Services Department at 905-615-3200 ext. 4264 or via email jamie.meston@mississauga.ca.

Comments Prepared by: Jamie Meston, Landscape Technician

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 3138 Bonaventure Dr, zoned R3-69-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 dwelling proposing:

1. A height to the underside of eaves of 7.65m (approx. 25.10ft) whereas By-law 0225-2007, as amended, permits a maximum height to the underside of eaves of 6.40m (approx. 21.00ft) in this instance;
2. A height to the highest ridge of 9.61m (approx. 31.53ft) whereas By-law 0225-2007, as amended, permits a maximum height to the highest ridge of 9.50m (approx. 31.17ft) in this instance;
3. A gross floor area – infill residential of 336.00sq m (approx. 3,616.67sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area – infill residential of 266.00sq m (approx. 2,863.20sq ft) in this instance; and
4. A walkway width of 1.86m (approx. 6.10ft) whereas By-law 0225-2007, as amended, permits a maximum walkway width of 1.50m (approx. 4.92ft) in this instance.

The Committee has set **Thursday, April 3, 2025 at 1:00 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

How to participate:

Public participation at hearings helps the Committee make informed decisions. There are several methods to participate:

- **In person:** The hearing will be held in person at Mississauga Civic Centre, Council Chambers, 300 City Centre Drive, 2nd Floor. Advance registration is preferred if you wish to speak at the hearing in person. If you wish to make a presentation you must send your request to speak and your presentation (as an attachment) via email to committee.adjustment@mississauga.ca by 4:30 PM on the Friday prior to the hearing. A document projector will also be available, if preferred.
- **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 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.
- **By telephone:** Advance registration is required to speak virtually at the hearing. To register, please call 905-615-3200 x5507 by 4:30 PM on the Friday prior to the hearing. You must provide your name, phone number, and the application file number. Committee staff will provide you with call in details prior to the start of the hearing.
- **Submit a written comment:** Written comments to the Committee must be received no later than 4:30 p.m. on the Friday prior to the hearing. Submissions are accepted by email at committee.adjustment@mississauga.ca or by

mailing the Committee of Adjustment, 300 City Centre Drive 2nd 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>

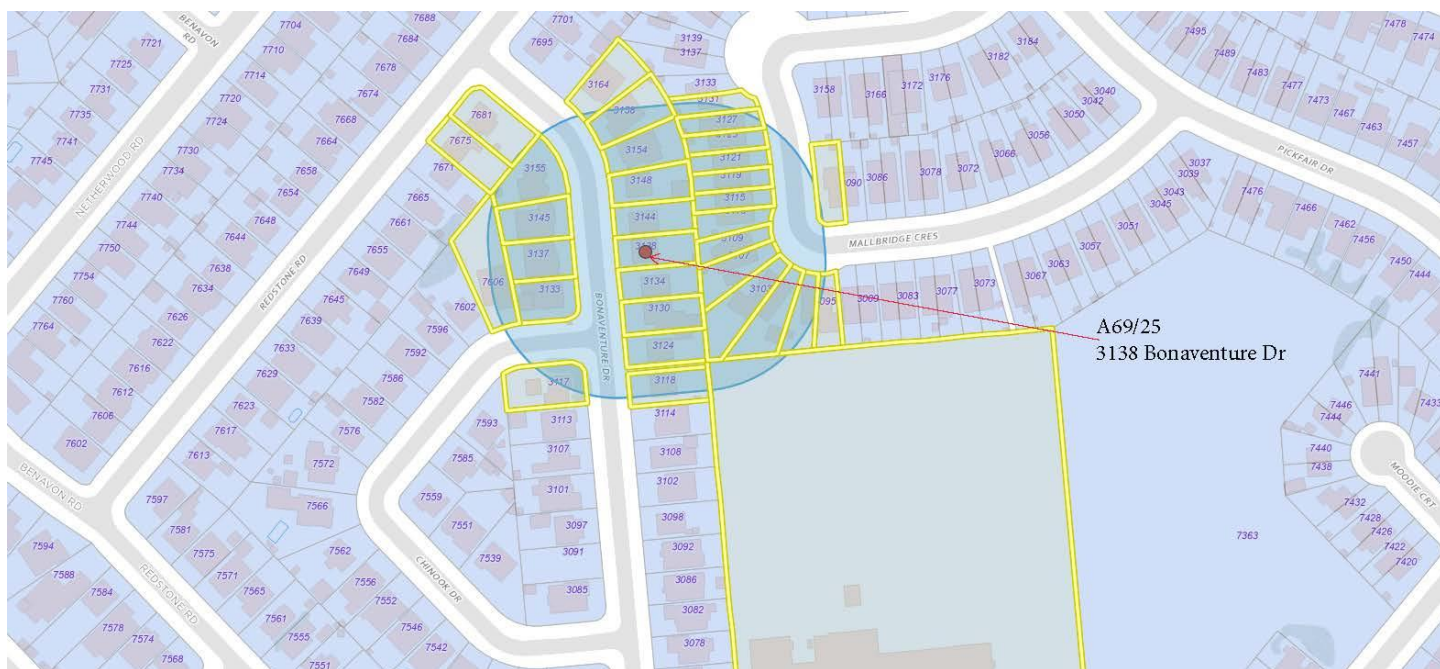
Additional Information:

- For more information about this matter, contact committee.adjustment@mississauga.ca or call 905-615-3200 x5507. Alternatively, information can be obtained in person by making an appointment with the Committee of Adjustment at 300 City Centre Drive 2nd 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 or by mailing the Committee of Adjustment, 300 City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. This will also entitle you to be advised of any Ontario Land Tribunal (OLT) appeals.

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City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-03-27	File(s): A69.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:4/3/2025 1:00:00 PM

Consolidated Recommendation

The City recommends no objection to the application, subject to the amendment. 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 new dwelling proposing:

1. A height to the underside of eaves of 7.65m (approx. 25.10ft) whereas By-law 0225-2007, as amended, permits a maximum height to the underside of eaves of 6.40m (approx. 21.00ft) in this instance;
2. A height to the highest ridge of 9.61m (approx. 31.53ft) whereas By-law 0225-2007, as amended, permits a maximum height to the highest ridge of 9.50m (approx. 31.17ft) in this instance;
3. A gross floor area – infill residential of 336.00sq m (approx. 3,616.67sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area – infill residential of 266.00sq m (approx. 2,863.20sq ft) in this instance; and
4. A walkway width of 1.86m (approx. 6.10ft) whereas By-law 0225-2007, as amended, permits a maximum walkway width of 1.50m (approx. 4.92ft) in this instance.

Amendments

While Planning staff are not in a position to interpret the zoning by-law, staff advise that the following variance should be amended as follows:

2. A height to the highest ridge of 9.61m (approx. 31.53ft) whereas By-law 0225-2007, as amended, permits a maximum height to the highest ridge of 9.00m (approx. 29.52ft) in this instance

Background

Property Address: 3138 Bonaventure Dr

Mississauga Official Plan

Character Area: Malton Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: R3-69-Residential

Other Applications: None

Site and Area Context

The subject property is located north-east of the Airport Road and Thamesgate Drive intersection in the Malton Neighbourhood Character Area. It has a lot area of approximately +/- 581m² (6,254ft²), a lot frontage of +/- 15.24m (50ft), and currently contains a single storey detached dwelling with limited vegetation in both the front and rear yards. The surrounding neighbourhood consists of a mix of detached dwellings on similarly sized lots and semi-detached dwellings on smaller lots.

The applicant is proposing the construction of a new dwelling requiring variances for dwelling and eave height, gross floor area and a walkway width attachment.



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:

Planning staff note a previous application (A67.22) was approved at the Committee of Adjustment hearing on July 11th, 2024. The application was solely approved for a total gross floor area of 332.64m² (3,580.82ft²).

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

The site is located within the Malton Neighbourhood and is designated Residential Low Density II by the Mississauga Official Plan (MOP). The Residential Low Density II designation permits detached, semi-detached and duplex dwellings. This designation permits detached, semi-detached, duplex, 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. It's staff's opinion that the proposed detached dwelling respects the designation, surrounding land uses and the planned character of the area. Further, the proposal is consistent with newer two storey dwellings in the immediate area. Staff are satisfied that the variance maintains the general intent and purpose of the official plan.

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

Variations 1 and 2 pertain to an increase for the sloped roof and eaves height. The intent of restricting height to the highest ridge and eaves is to lessen the visual massing of the dwelling. This keeps the overall height of the dwelling within human scale. Staff note the average grade is 0.25m (0.82ft) below the finished grade of the dwelling, thereby making the proposed dwelling appear shorter than requested. Staff are of the opinion that the impacts of the proposed dwelling and eave height are negligible and represent a minor deviation from what the by-law envisions. The proposed increases are appropriate for the subject property and are reflective of the neighbourhood. Staff are satisfied that the proposal maintains an appropriate human scale and does not exacerbate the visual massing of the dwelling.

Variance 3 requests an increase to 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 the proposed gross floor area would result in an increase of 3.36m² (36.16ft²) from the original application that was approved at the Committee of Adjustment hearing on July 11th, 2024. Staff are of the opinion that the increase in gross floor area represents a negligible increase from the previous decision and remains inline with the original decision. Additionally, staff are satisfied that the design of the proposed dwelling remains sympathetic to both the planned character of the area and existing dwelling.

Variance 4 relates to an increase in width to the proposed walkway attachment. The intent of this portion of the by-law is to provide a convenient and dedicated pathway to accommodate pedestrians as well as to define an entryway to the dwelling. The proposed walkway size is not large enough to accommodate a vehicle for parking purposes. Staff are satisfied that the walkway attachment is appropriately sized for the property and will not permit parking on the walkway.

Given the above, staff are satisfied that the proposal maintains 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?

Planning staff are of the opinion that the proposal represents appropriate development of the subject property. Furthermore, staff are satisfied that the impacts to the abutting property and the streetscape will be minor in nature.

Comments Prepared by: Daniel Grdasic, 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 new dwelling will be addressed through the Building Permit process.





Comments Prepared by: Tony Iacobucci, 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: Emily Majeed, Planner-in-Training

Appendix 3 – Parks, Forestry & Environment

Forestry Comments

The Forestry Section of the Community Services Department has reviewed the above noted minor variance application and advises as follows:

1. No public trees shall be injured or removed. If public tree injury or removal is required, a permit must be issued as per By-law 0020-2022.
2. 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.
3. Please note if a tree is identified as a shared tree with the adjacent property owner, and the applicant intends to apply for a Tree Removal Permit, written consent must be obtained by both parties.

An Application to Permit the Injury or Destruction of Trees on Public and Private Property can be found at <https://www.mississauga.ca/publication/application-to-permit-the-injury-or-destruction-of-trees-on-public-and-private-property/>.

Should further information be required, please contact Jamie Meston, Landscape Technician, Forestry Section, Community Services Department at 905-615-3200 ext. 4264 or via email jamie.meston@mississauga.ca.

Comments Prepared by: Jamie Meston, Landscape Technician

Appendix 4 – Region of Peel Comments

Minor Variance Application: A-25-069M / 3138 Bonaventure Drive

Development Engineering: Brian Melnyk (brian.melnyk@peelregion.ca)(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. Regional Site Servicing Connection approvals may be required prior to the local municipality issuing full building permit. 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 servicingconnections@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 servicingconnections@peelregion.ca.

Comments Prepared by: Petrele Francois, Junior Planner

Appendix 5- Toronto and Region Conservation Authority Comments

TRCA staff have reviewed the application in accordance with the Conservation Authorities Act (CA Act) and its associated regulations, which require TRCA to provide programs and services related to the risk of natural hazards within its jurisdiction. Whether acting on behalf of the Ministry of Natural Resources (MNR) or as a public body under the Planning Act, Conservation

Authorities (CAs) must help ensure that decisions under the Planning Act are consistent with the natural hazards policies of the Provincial Planning Statement (PPS) and conform to any natural hazard policies in a Provincial Plan.

In addition, TRCA staff have also reviewed these applications in accordance with TRCA's permitting responsibilities under Section 28.1 of the CA Act. Where development activities are proposed within a TRCA Regulated Area (i.e., river or valley, wetlands, hazardous lands, etc.), a permit is required from TRCA. TRCA must ensure that where a proposal is within an area regulated by TRCA, that the proposal conforms with the appropriate policies of Section 8 of TRCA's Living City Policies (LCP), which evaluate a proposal's ability to meet the tests of the CA Act and regulation.

Purpose of the Application

TRCA staff understand that the purpose of Minor Variance Application is to allow the construction of a new dwelling proposing:

1. A height to the underside of eaves of 7.65m (approx. 25.10ft) whereas By-law 0225-2007, as amended, permits a maximum height to the underside of eaves of 6.40m (approx. 21.00ft) in this instance;
2. A height to the highest ridge of 9.61m (approx. 31.53ft) whereas By-law 0225-2007, as amended, permits a maximum height to the highest ridge of 9.50m (approx. 31.17ft) in this instance;
3. A gross floor area – infill residential of 336.00sq m (approx. 3,616.67sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area – infill residential of 266.00sq m (approx. 2,863.20sq ft) in this instance; and
4. A walkway width of 1.86m (approx. 6.10ft) whereas By-law 0225-2007, as amended, permits a maximum walkway width of 1.50m (approx. 4.92ft) in this instance.

TRCA staff understand there is an existing dwelling on site. It is our understanding that the requested variances are required to facilitate the replacement dwelling.

Background

TRCA staff provided an email clearance of the application 3138 Bonaventure Drive (A67.22/ PAR-DPP-2024-00099), on the 3:30pm agenda at the July 11, 2024 Committee of Adjustment meeting for the proposed new dwelling. Please note, TRCA is interested in future driveway widening and should be contacted prior to construction.

CA Act and O. Reg. 41/24

Given the above noted natural features and natural hazards, a very small portion of the subject lands are located within TRCA's Regulated Area of the Mimico Creek Watershed and are subject to O. Reg. 41/24 and the CA Act. Based on our review of the proposed development associated, the proposed development is located outside of the regulation portion of the subject lands. As such, TRCA Permits will not be required from TRCA prior to any works commencing.

However, TRCA is interested in future works and should be contacted prior to development or site alteration commencing.

Application Specific Comments

TRCA staff understand that the proposed house is setback sufficiently from the front yard which places the replacement dwelling outside of TRCA's Regulated Area. Also, TRCA staff understand that the front driveway is proposed to remain, and no other works are within the front yard. As such a TRCA permit is not required for the above noted works. However, TRCA is interested in future site alteration and development and should be contacted prior to commencing the works.

Recommendation

As currently submitted, TRCA staff are of the opinion that the Minor Variance Application assigned City File No. **A69.25** is consistent with Provincial policy. Specifically, Section 5 (Natural Hazards) of the PPS. Additionally, it is staff's position that these applications are in conformity with TRCA's LCP policies. As such, TRCA has **no objection** to the approval of the application subject to the following condition:

1. That the applicant provides the required \$660.00 planning review fee.

Fee

This application is subject to a \$660.00 – Minor Variance review fee. The applicant is responsible for fee payment and should forward the application fee to this office as soon as possible.

Comments Prepared by: Marina Janakovic, Planner I

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 7675 Redstone Rd, zoned R3-69 - 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 addition proposing:

1. A lot coverage of 33.85% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% in this instance;
2. A gross floor area of 329.11sq m (approx. 3542.51sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 272.37sq m (approx. 2931.79sq ft) in this instance;
3. A building height of 9.50m (approx. 31.17ft) whereas By-law 0225-2007, as amended, permits a maximum building height of 9.00m (approx. 29.53ft) in this instance; and
4. An eaves height of 6.71m (approx. 22.02ft) whereas By-law 0225-2007, as amended, permits a maximum eaves height of 6.40m (approx. 21.00ft) in this instance.

The Committee has set **Thursday, April 3, 2025 at 1:00 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

How to participate:

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City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-03-27	File(s): A338.24
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:4/3/2025 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 addition proposing:

1. A lot coverage of 33.85% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% in this instance;
2. A gross floor area of 329.11sq m (approx. 3542.51sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 272.37sq m (approx. 2931.79sq ft) in this instance;
3. A building height of 9.50m (approx. 31.17ft) whereas By-law 0225-2007, as amended, permits a maximum building height of 9.00m (approx. 29.53ft) in this instance; and
4. An eaves height of 6.71m (approx. 22.02ft) whereas By-law 0225-2007, as amended, permits a maximum eaves height of 6.40m (approx. 21.00ft) in this instance.

Background

Property Address: 7675 Redstone Rd

Mississauga Official Plan

Character Area: Malton Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

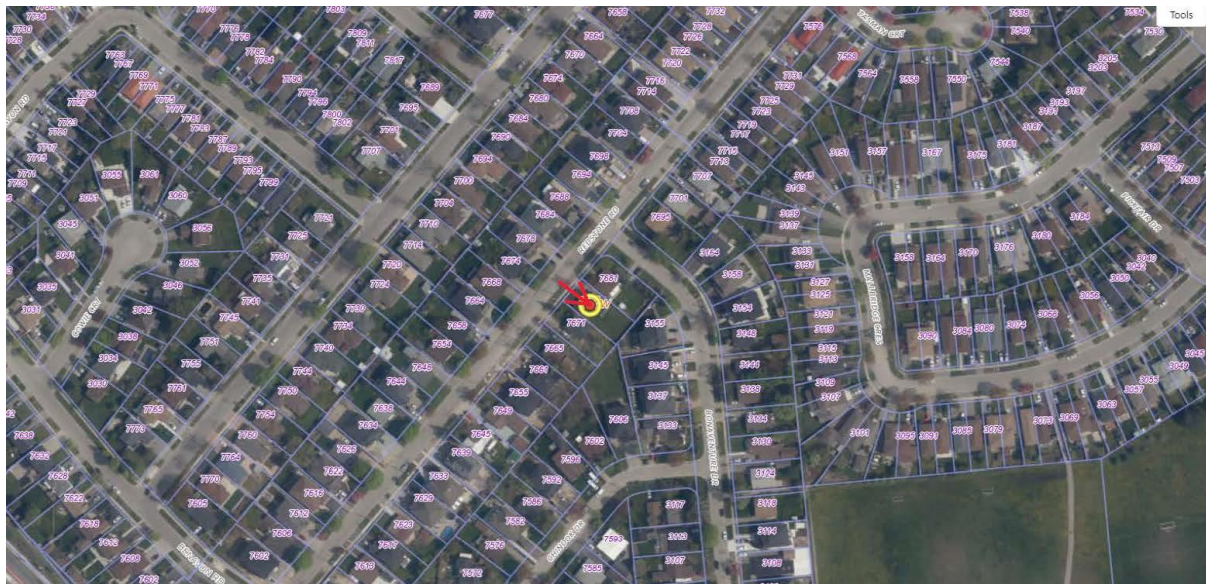
Zoning: R3-69 - Residential

Other Applications: None

Site and Area Context

The subject property is located south-east of the Airport Road and Thamesgate Drive intersection in the Malton Neighbourhood Character Area. It has a lot area of +/- 611.53m² (6,582.45ft²), and currently contains a single storey detached home with limited landscaping and vegetative elements on the subject property. The surrounding area context is predominantly residential, consisting of a mix of detached and semi-detached dwellings. Additionally, there are employment and commercial uses present on the west side of Airport Road.

The applicant is proposing to construct a new dwelling requiring variances for lot coverage, gross floor area, dwelling 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 of the four tests to this minor variance request are as follows:

The application was deferred on August 22nd, 2024, to allow the applicant an opportunity to redesign the proposed dwelling. Previously, Planning staff raised concerns regarding the increase in lot coverage, gross floor area (GFA) and height. The applicant has since revised the drawings to address staff's concerns pertaining to massing. The revised application seeks a variance pertaining to an increase in the lot coverage, gross floor area (GFA) and dwelling height. The GFA has now been reduced from the previously proposed 406.35m² (4,373.95ft²) to 329.11m² (3,542.51m²). The proposed lot coverage has been reduced from 40.75% to 33.85%. The dwelling height has also been reduced from the previously proposed 10.54m (34.58ft) to 9.50m (31.17ft).

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

The subject property is located in the Malton Neighbourhood Character Area and is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan. 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. Staff note the presence of larger infill dwellings along this particular portion of Redstone Road. Staff are therefore satisfied that the proposal is in line with the existing dwellings in the neighbourhood and is consistent with the planned character of the surrounding community. Staff are 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?

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 are satisfied that the proposal does not represent an overdevelopment of the subject property and is in line with both original and newer dwellings in the surrounding context.

Variance 2 requests an increase in gross floor area. The intent in restricting gross floor area is to maintain compatibility between existing and new dwellings while ensuring the existing and planned character of a neighbourhood is preserved. Staff are satisfied that the proposal appropriately balances the existing built form and character of the neighbourhood with the planned character envisioned by the Malton Infill Housing Study. Staff note similar approvals concerning gross floor area for new infill dwellings are prevalent in the neighbourhood.

Variances 3 and 4 pertain to an increase for dwelling and eave height. The intent of restricting height is to lessen the visual massing of the dwelling by bringing the edge of the roof closer to the ground. This keeps the overall height and eaves of the dwelling within human scale. Staff are of the opinion that the impacts of the requested dwelling and eave height increase are negligible and represent a minor deviation from what the by-law envisions. The proposal maintains a human scale and does not exacerbate the visual massing of the dwelling.

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

Staff are of the opinion that the variances, both individually and cumulatively, are minor in nature and represent appropriate development of the subject property. The proposed dwelling will have limited impacts on the abutting properties and the streetscape.

Comments Prepared by: Daniel Grdasic, 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 new dwelling will be addressed through the Building Permit process.





Comments Prepared by: Tony Iacobucci, 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: Emily Majeed, Planner-in-Training

Appendix 3 – Parks, Forestry & Environment

Forestry Comments

The Forestry Section of the Community Services Department has reviewed the above noted minor variance application and advises as follows:

1. No public trees shall be injured or removed. If public tree injury or removal is required, a permit must be issued as per By-law 0020-2022.
2. 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.
3. Please note if a tree is identified as a shared tree with the adjacent property owner, and the applicant intends to apply for a Tree Removal Permit, written consent must be obtained by both parties.

An Application to Permit the Injury or Destruction of Trees on Public and Private Property can be found at <https://www.mississauga.ca/publication/application-to-permit-the-injury-or-destruction-of-trees-on-public-and-private-property/>.

Should further information be required, please contact Jamie Meston, Landscape Technician, Forestry Section, Community Services Department at 905-615-3200 ext. 4264 or via email jamie.meston@mississauga.ca.

Comments Prepared by: Jamie Meston, Landscape Technician

Appendix 4 – Region of Peel Comments

Minor Variance Application: A-24-338M / 7675 Redstone 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.
- 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.

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.

Comments Prepared by: Petrele Francois, Junior Planner

Appendix 5- Toronto and Region Conservation Authority Comments

TRCA staff have reviewed the application in accordance with the Conservation Authorities Act (CA Act) and its associated regulations, which require TRCA to provide programs and services related to the risk of natural hazards within its jurisdiction. Whether acting on behalf of the Ministry of Natural Resources (MNR) or as a public body under the Planning Act, Conservation Authorities (CAs) must help ensure that decisions under the Planning Act are consistent with the natural hazards policies of the Provincial Planning Statement (PPS) and conform to any natural hazard policies in a Provincial Plan.

In addition, TRCA staff have also reviewed these applications in accordance with TRCA's permitting responsibilities under Section 28.1 of the CA Act. Where development activities are proposed within a TRCA Regulated Area (i.e., river or valley, wetlands, hazardous lands, etc.), a permit is required from TRCA. TRCA must ensure that where a proposal is within an area regulated by TRCA, that the proposal conforms with the appropriate policies of Section 8 of TRCA's Living City Policies (LCP), which evaluate a proposal's ability to meet the tests of the CA Act and regulation.

Purpose of the Application

TRCA staff understand that the purpose of Minor Variance Application A338.24 is to allow the following:

1. A lot coverage of 33.85% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% in this instance;
2. A gross floor area of 329.11sq m (approx. 3542.51sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 272.37sq m (approx. 2931.79sq ft) in this instance;
3. A building height of 9.50m (approx. 31.17ft) whereas By-law 0225-2007, as amended, permits a maximum building height of 9.00m (approx. 29.53ft) in this instance; and
4. An eaves height of 6.71m (approx. 22.02ft) whereas By-law 0225-2007, as amended, permits a maximum eaves height of 6.40m (approx. 21.00ft) in this instance.

TRCA staff understand that there is an existing one-storey detached dwelling on site. It is our understanding that the requested variances are required to facilitate the replacement dwelling.

CA Act and O. Reg. 41/24

Given the above noted natural features and natural hazards, a small portion of the subject lands are located within TRCA's Regulated Area of the Mimico Creek Watershed and are subject to O. Reg. 41/24 and the CA Act. Based on our review of the proposed development associated, the proposed development is located outside of the regulation portion of the subject lands. As such, TRCA Permits will not be required from TRCA prior to any works commencing.

Application Specific Comments

TRCA staff understand that the house is setback (approx. 1m) from the front yard which places the replacement dwelling outside of TRCA's Regulated Area. Also, TRCA staff understand that the front driveway is proposed to remain, and no other works are within the front yard. As such a TRCA permit is not required for the above noted works. However, TRCA is interested in future site alteration and development and should be contacted prior to commencing the works.

Recommendation

As currently submitted, TRCA staff are of the opinion that the Minor Variance Application assigned City File No. **A338.24** is consistent with Provincial policy. Specifically, Section 5 (Natural Hazards) of the PPS. Additionally, it is staff's position that these applications are in conformity with TRCA's LCP policies. As such, TRCA has **no objection** to the approval of the application.

Fee

TRCA staff thank the applicant for their prompt payment of the required planning review fee of \$660.00 received on July 4, 2024.

Comments Prepared by: Marina Janakovic, Planner I

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 1185 Queensway E, Units 6A and 7A, zoned E2-131 - 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 reduction in parking proposing:

1. 386 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 471 parking spaces in this instance; and,
2. 10 accessible parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 12 accessible parking spaces in this instance.

The Committee has set **Thursday, April 3, 2025 at 1:00 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

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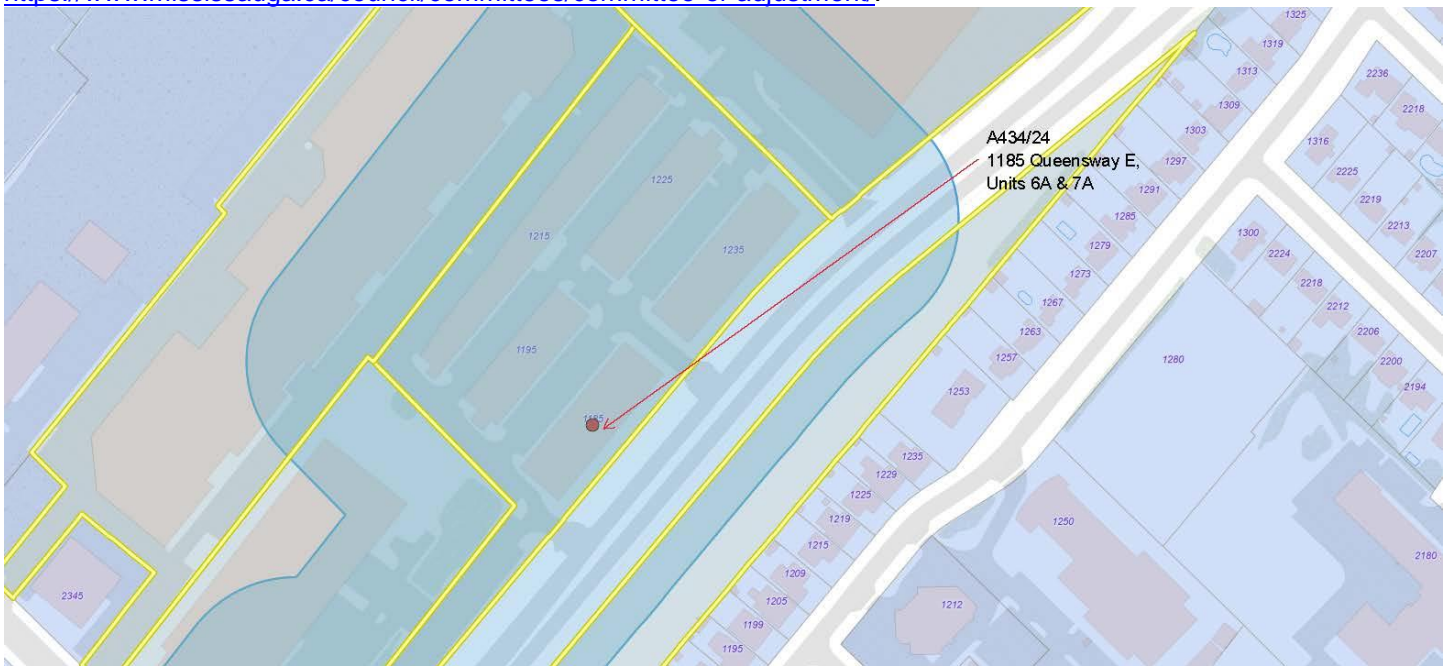
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City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-03-27	File(s): A434.24
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:4/3/2025 1:00:00 PM

Consolidated Recommendation

The City has no objection to the application, as amended.

Application Details

The applicant requests the Committee to approve a minor variance to allow a reduction in parking proposing:

1. 386 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 471 parking spaces in this instance; and,
2. 10 accessible parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 12 accessible parking spaces in this instance.

Amendments

The Building Department is processing Certificate of Occupancy application C 24-1661. Based on review of the information available in this application, Zoning staff advise that following amendments are required:

1. 386 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 504 parking spaces in this instance; and,
2. 10 accessible parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 13 accessible parking spaces in this instance.

Background

Property Address: 1185 Queensway E, Units 6A and 7A

Mississauga Official Plan

Character Area: Dixie Employment Area
Designation: Business Employment

Zoning By-law 0225-2007

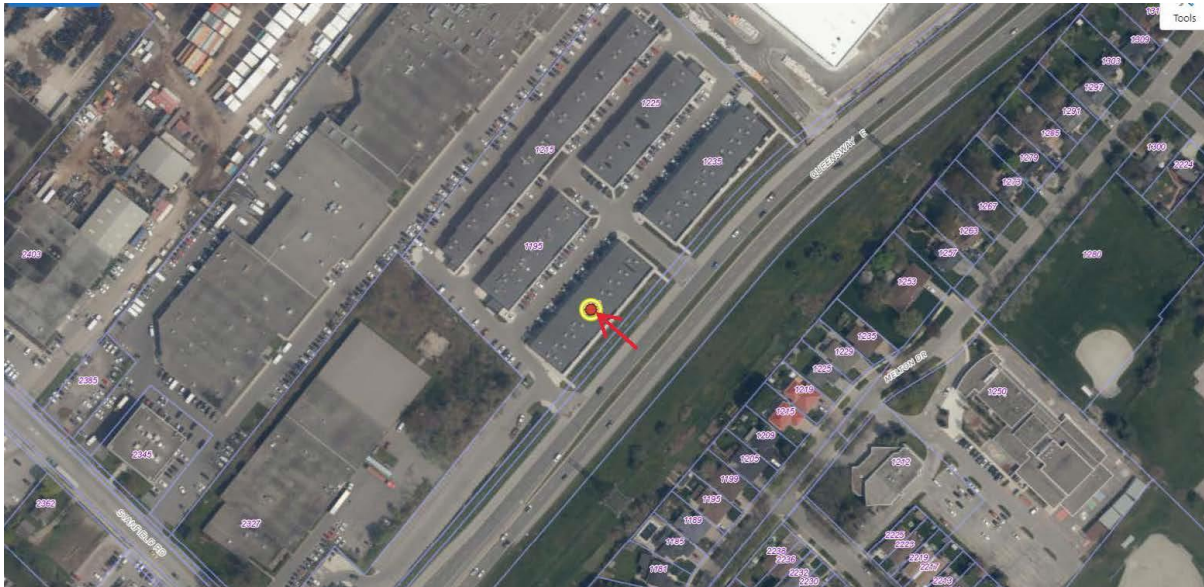
Zoning: E2-131 - Employment

Other Applications: Certificate of Occupancy application C 24-1661

Site and Area Context

The subject property is located within the Dixie Employment Character Area, west of Queensway East and Dixie Road. The surrounding area north of Queensway East comprises of a mix of commercial, employment and industrial type uses, with the subject property containing a similar mix of commercial and employment uses. The area south of Queensway East consists of detached residential dwellings.

The application requests a variance for a parking reduction.



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 note that the application was before the Committee of Adjustment on October 10, 2024, wherein the file was deferred to allow the applicant an opportunity to submit a satisfactory Parking Justification Study.

The subject property is designated Business Employment in Schedule 10 of the Mississauga Official Plan (MOP) which permits a variety of uses, including a secondary office. A secondary office use means business, professional and administrative offices having an area less than 10,000 m² (107,639 ft²) or accommodating less than 500 jobs.

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. Section 8.4 of the official plan contemplates potential reductions in parking requirements and alternative parking arrangements in appropriate situations.

Municipal Parking staff have reviewed the variance request and note as follows:

With respect to Committee of Adjustment application 'A' 434/24, 1185 Queensway East Units 6A and 7A, the applicant is requesting to allow a reduction of parking spaces proposing:

- 386 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 471 parking spaces in this instance.

The subject property has 6 buildings and a total of 91 units. Originally, Building C, D and E were approved by the City for warehouse facility use with a parking rate of 1.1 spaces per 100 m² of GFA. Building A, B and F were approved for office use with a parking rate of 3.2 spaces per 100 m² of GFA. All the buildings share a total of 386 parking spaces onsite. The site has a mix of uses, including warehousing, office, medical office, restaurant, commercial school and recreational establishment.

The proposed use in Units 6A and 7A is Office which will be utilized for IT Services with approximately 10-20 employees. The business will be operating Monday through Friday 9:30 a.m. to 5:30 p.m.

The Building Department is processing a Certificate of Occupancy application and based on their review of the information, Zoning staff advise that the following amendment is required to the variance:

- 386 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 504 parking spaces in this instance.

Based on the proposal submission, onsite there would be a 118 parking space reduction, which equates to a 23% parking deficiency from the City's Zoning By-law 0225-2007 parking minimums.

A Parking Utilization Study (PUS) was submitted by Harper Dell & Associates Inc. dated February 4th, 2025. As per the City's parking Terms of Reference (TofR), the City requires the submission of a Parking Utilization Study to justify parking reductions of more than 10% from current Zoning By-law standards.

Additionally, within the condo declaration, the following obligation is conveyed to unit holders prior to purchasing and/or leasing a unit within the site:

1.8 Approval Authority Requirements

As of January 28, 2019 the Condo Declaration of 1185 - 1235 Queensway East; 2305 Stanfield Road was established with the following conditions being imposed by the approval authority:

- a) Owners and tenants of Units are advised that there can be no change in use of a Unit, without the Unit Owner/tenant obtaining a zoning certificate of occupancy and a building permit, if required.*
- b) Owners and tenants of Units are advised that although a use of a Unit may be permitted in the underlying zoning of the Property, a specific use of a Unit may not be permitted where sufficient on-site parking cannot be provided in accordance with the minimum zoning by-law requirements.*
- c) Owners and tenants of Units are advised that there cannot be an increase in the gross floor area of the Unit unless sufficient parking is provided and the Unit Owner/tenant has obtained a building permit and/or zoning certificate.*

The proposed Office use in Units 6A and 7A is approximately 321.55 m² in size and located in building A, which was approved at the office parking rate. Based on Zoning's records, the office building is calculated at a rate of 3.0 spaces per 100 m² GFA and the two units require 10 parking spaces.

The submitted PUS noted that a survey was carried out at the subject property of 1185 – 1235 Queensway East and 2305 Stanfield Road on the following dates and times, reflective of the proposed Office use's hours of operation:

- Monday, January 20th 8:30 a.m. – 6:30 p.m.
- Wednesday, January 22nd 8:30 a.m. – 6:30 p.m.
- Friday, January 24th 8:30 a.m. – 6:30 p.m.
- Monday, January 27th 8:30 a.m. – 6:30 p.m.
- Wednesday, January 29th 8:30 a.m. – 6:30 p.m.

Staff found slight discrepancies with the noted peak observed parking demands. In analyzing the raw data, staff note that site-wide the peak observed parking demands seem to have occurred on Wednesday, January 29th at 12:30 p.m. with 208 parking spaces occupied, or in other words 54% of the site occupied, in total.

On the other hand, staff also analyzed the data in two separate sections:

1. 1185 – 1235 Queensway East; buildings A, B, C, D, and E.
 - a. Peak observed parking demands for were noted to have occurred on Wednesday January 29th at 2:00 p.m. with 193 parking spaces occupied out of 271 parking spaces, or in other words 71% occupied.
2. 2305 Stanfield Road; building F.
 - a. Peak observed parking demands were noted to have occurred on Monday, January 20th at 2:30 p.m.; Wednesday, January 29th at 12 p.m. and 12:30 p.m. with 18 spaces occupied out of a total of 115 parking spaces, or in other words 16% occupied.

Staff confirm that Harper Dell & Associates Inc. collaborated with staff to ensure proper surveying was approved and subsequently conducted on the site.

Through staff's review of the PUS, the raw surveying data, and staff having conducted a weekday midday site visit on the premises, the rationale as presented is satisfactory and depicts the parking conditions as had been observed by staff; the existing parking lot is majorly utilized at the Queensway buildings, although site-wide there still is unutilized parking capacity.

Given the above, Municipal Parking staff can support the proposed parking reduction to permit a total of 386 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 504 parking spaces in this instance.

Planning staff rely on Municipal Parking staff's expertise on parking reductions and echo their comments recommending support of the application.

Comments Prepared by: Shivani Chopra, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

As per our previous comments supplied for the October 10, 2024 hearing, we have no concerns.

Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is processing Certificate of Occupancy application C 24-1661. Based on review of the information available in this application, we advise that following amendments are required:

1. 386 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 504 parking spaces in this instance; and,
2. 10 accessible parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 13 accessible parking spaces in this instance.

Our comments may no longer be valid should there be changes in the Committee of Adjustment application that have yet to be submitted and reviewed through the Building Division application. To receive updated comments, the applicant must submit any changes to information or drawings separately through the above application.

Comments Prepared by: Alana Zheng, Supervisor Zoning Examination

Appendix 3 – Region of Peel Comments

We have no comments or objections.

Comments Prepared by: Petrele Francois, Junior Planner