
Committee of Adjustment

Date: April 24, 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.

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1. CALL TO ORDER
 2. DECLARATION OF CONFLICT OF INTEREST
 3. DEFERRALS OR WITHDRAWALS
 4. MATTERS TO BE CONSIDERED
 - 4.1 B5.25
1356 Oak Lane (Ward 2)
 - 4.2 A7.25
5780 Riverdale Cres (Ward 6)
 - 4.3 A73.25
3603 Beechollow Cres (Ward 3)
 - 4.4 A74.25
895 Eighth St (Ward 1)
 - 4.5 A75.25
899 Eighth St (Ward 1)
 - 4.6 A78.25
5359 Timberlea Blvd, Unit 2 (Ward 5)
 - 4.7 A81.25
85 Hammond Rd (Ward 11)
 - 4.8 A82.25
1325 Burnhamthorpe Rd E (Ward 3)
 - 4.9 A83.25
399 Country Club Cres (Ward 2)
 - 4.10 A84.25
3202 Flynn Cres (Ward 6)
 - 4.11 A85.25
6719 Glen Erin Dr (Ward 9)
 - 4.12 A89.25
1594 Kipper Ave (Ward 1)

- 4.13 A90.25
 6390 Northwest Dr (Ward 5)
- 4.14 A458.24
 1016 Mississauga Heights Dr (Ward 7)
- 4.15 A535.24
 1060 Dream Crest Rd (Ward 6)
- 5. OTHER BUSINESS
- 6. ADJOURNMENT



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: B5.25
Ward: 2

In Person and Virtual Public Hearing

Why you received this letter:

You are receiving this letter because you are the owner of a neighbouring property within 60m (200ft) of the subject property, or are the agent/interested party/owner of the property for the application.

Details of the application and meeting information:

The property owner of 1356 Oak Lane, zoned R2-5-Residential, has applied for Consent under Section 53 of the Planning Act. The applicant requests the consent of the Committee to sever a parcel of land to create a new lot. The parcel of land has a frontage of approximately 31.73m (approx. 104.10ft) and an area of approximately 212.00sq m (approx. 2,281.95sq ft).

The Committee has set **Thursday, April 24, 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:

- **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 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:

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. If a person or public body has the ability to appeal the decision of the Committee of Adjustment in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to the Committee of Adjustment before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal. 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

Date Finalized: 2025-04-17	File(s): B5.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 4/24/2025 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 51(24) of the Planning Act.

Application Details

The applicant requests the consent of the Committee to sever a parcel of land to create a new lot. The parcel of land has a frontage of approximately 31.73m (approx. 104.10ft) and an area of approximately 212.00sq m (approx. 2,281.95sq ft).

Recommended Conditions and/or Terms

- Appendix A – Conditions of Provisional Consent
- "[Enter terms and conditions here]"

Background

Property Address: 1356 Oak Lane

Mississauga Official Plan

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

Zoning By-law 0225-2007

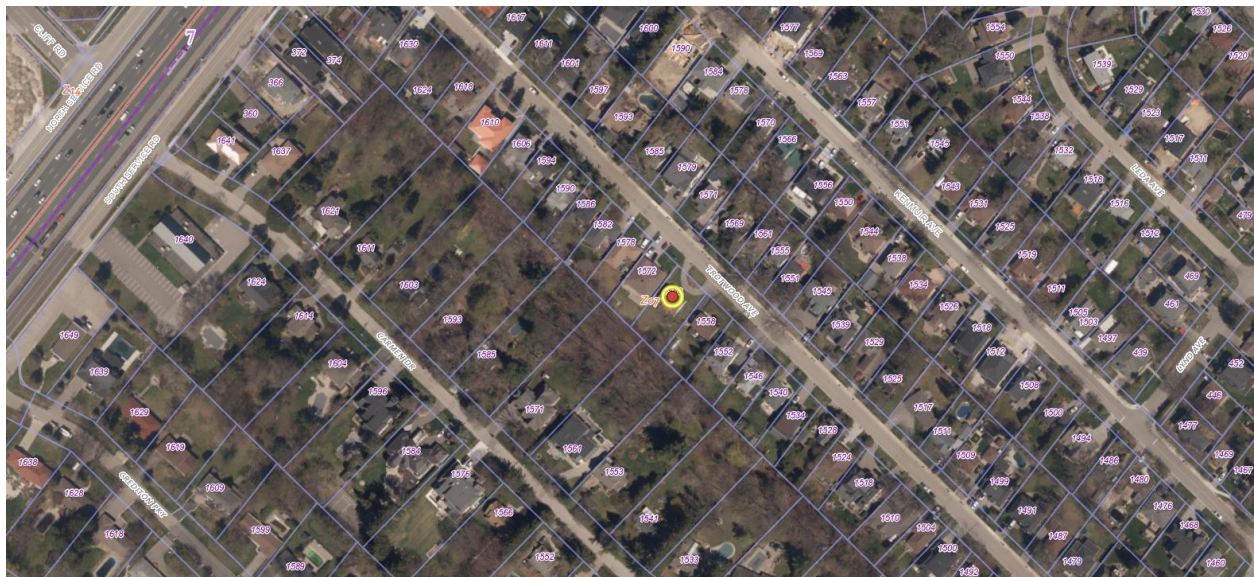
Zoning: R2-5-Residential

Other Applications: None

Site and Area Context

The subject property is located south-east of the Indian Road and Lorne Park Road intersection in the Lorne Park neighbourhood. It has an approximate lot frontage of 63.46m (208.20ft) and an approximate lot area of +/- 7,909.12m² (85,133ft²), which is larger than most lots in the surrounding context. The property fronts onto Oak Lane, a dead-end private laneway servicing 6 lots off of Indian Road. Significant mature vegetation is present throughout the property. The surrounding area context is predominantly residential, consisting of detached dwellings on lots of varying sizes.

The applicant is proposing to sever the existing lot into two parcels for the purpose of constructing a detached dwelling on each of the lots.



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 subject property is located in the Clarkson – Lorne Park Neighbourhood Character Area and is designated Residential Low Density I and Greenlands in Schedule 10 of the Mississauga Official Plan (MOP). The Residential Low Density I designation permits only detached dwellings in this instance.

Staff note the subject property was approved for an identical severance by the Committee of Adjustment on October 27, 2022, under file B60.22. Approval of the original consent under file B60.22 lapsed, as the conditions of provisional approval were not fulfilled within the legislated two-year period. As such approval of new application is required to sever the property into two new parcels.

Planning staff were supportive of application at the time, and the current application proposes similar lot lines to facilitate the severance. As such, staff has no objection to the application, subject to conditions of provisional consent.

Through a detailed review of the application and the previous staff report, staff are of the opinion that the application is appropriate to be handled through the consent and minor variance process. 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

Should Committee see merit in the applicant's request we are providing the following conditions/requirements for Committee's consideration:

A. Items Required Prior to the Issuance of Final Consent

1. Overall Grading and Drainage Plan

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

2. Municipal Address Requirement

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

For further information regarding the above noted comments, please contact John Salvino at (905) 615-3200 ext. 5183 or john.salvino@mississauga.ca

B. GENERAL INFORMATION

1. Lot Grading and Drainage

We advise the applicant that issuance of any building permits for the new dwelling(s) will be subject to the owner submitting a certified lot grading and drainage plan to this Department for review/approval. The grading and drainage plan is to contain sufficient detail to ensure grading compatibility with the adjacent properties. In addition, the owner will be required to submit the applicable lot grading and municipal services protection deposits.

2. Servicing

All costs incurred in providing any service laterals will be the responsibility of the owner. The owner will also be responsible for all costs incurred for the required road reinstatement (if required). If the service connections are to be installed by a private contractor retained by the

owner, issuance of an open cut permit will be subject to the owner depositing adequate securities with the City to guarantee proper road reinstatement.

3. Storm Outlet

The applicant is advised that there is no storm sewer available in front of this site (ditches only), so a sump pump will be required to discharge the weeping tile. The applicant is encouraged to design the basement elevation to be 1.0 metre above the storm sewer obvert on the street to eliminate the need for a sump pump.

Please note that in cases of a high groundwater table where a sump pump could run continuously if a sump pump was implemented, the applicants should consider raising the basement elevation to be at least 1.0 metre above the groundwater level. It is the owner's responsibility to satisfy themselves with these conditions as the City has no obligation to address any concerns with the operating conditions of private sump pump systems.

4. CVC Approval

The severed and retained lands are located within the CVC's regulated floodplain area of the Lornewood Creek watershed, and as such CVC approval will be required.

G. Russell
Supervisor, Development Engineering South
905-615-3200, ext. 5833

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















Appendix 2 – Zoning Comments

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

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

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

Comments Prepared by: Ladan Javanbakht-Samani, Zoning Examiner

Appendix 3 – Parks, Forestry & Environment

Park Planning Comments

The Parks, Forestry and Environment Division of the Community Services Department has reviewed the consent application and advises as follows:

The lands to the rear of the property are classified as Significant Natural Area within the City's Natural Heritage System and zoned R2-5. Section 6.3.24 of the Mississauga Official Plan states that the Natural Heritage System will be protected, enhanced, restored and expanded through the following measures:

- a) ensuring that development in or adjacent to the Natural Heritage System protects and maintains the natural heritage features and their ecological functions through such means as tree preservation, appropriate location of building envelopes, grading, landscaping...;
- b) placing those areas identified for protection, enhancement, restoration and expansion in public ownership, where feasible.

Should the application be approved, the Parks, Forestry and Environment Division wishes to impose the following conditions:

1. All lands below the greatest environmental constraint of the property (top-of-bank, long-term stable slope, or natural features), including an associated 10 meter vegetated buffer, shall be gratuitously dedicated to the City for conservation purposes. The Community Services Department acknowledges that a 5 meter buffer was accepted through previous consent application "B" 60/22. Placing the natural hazard lands into public ownership will contribute to the protection and enhancement of the Natural Heritage System.
2. An Environmental Impact Study (EIS) prepared by Sumac Environmental Consulting Ltd. (dated March 25, 2022) has been previously submitted under consent application "B" 60/20. Staff have noted that an updated EIS is required in response to submitted comments. An updated EIS and/or response letter regarding Staff comments from October 2023 is to be submitted for review and approval.
3. Submit a draft Reference Plan identifying the lands to be dedicated to the City.
4. Submit a Site Servicing Plan and Grading plan that is to the satisfaction of the Community Services Department.
5. Submit a Tree Preservation and Inventory Plan that is to the satisfaction of the Community Services Department.

6. Submit a Landscape Plan for the Top of Bank buffer area that is to the satisfaction of the Community Services Department.
7. Prior to the Greenlands dedication, the applicant is to provide written confirmation that the Transportation and Works Department has received and approved a Phase 1 and Phase 2 (if required) Environmental Site Assessment Report (ESA), together with a Record of Site Condition (RSC) for these dedicated lands. Both set of documents are to be prepared, signed, dated and sealed by a Professional Engineer.
8. A 1.5 metre high, black vinyl chain-link fence shall be built to current municipal standards. The fencing is to be located 0.15 metres inside the lands to be dedicated to the City.
9. The applicant shall provide fencing securities in the amount of \$10,000.00. The fencing will be erected and maintained to the satisfaction of the Community Services Department – Parks & Culture Planning Section. Gates will not be permitted in the fence.
10. Securities in the amount of \$15,000.00 are to be provided to ensure the required clean-up and the preservation and protection of the adjacent city-owned lands to the satisfaction of the Community Services Department—Parks & Culture Planning Section.

In addition, Community Services notes the following:

1. Construction access from the adjacent park/greenlands is not permitted.
2. If access is required to City owned lands, a Consent to Enter Agreement/Park Access Permit will be required.
3. Stockpiling of construction materials and encroachment in the adjacent park/greenlands is not permitted.
4. Payment for fees and securities can be made at the Parks and Forestry customer service counter located at 950 Burnhamthorpe Road West, in the form of a certified cheque, bank draft, or money order made payable to “The Corporation of the City of Mississauga”. A Submission of Fees and Securities form is required to process payment. Please contact Nicholas Rocchetti to request a Submission of Fees and Securities form and any other inquiries regarding the payment process.
5. Prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O. 1990, c.P. 13, as amended) and in accordance with the City’s policies and by-laws.

Should further information be required, please contact Nicholas Rocchetti, Planner – Park Planning, Community Services Department at 905-615-3200 ext. 4659 or via email nicholas.rocchetti@mississauga.ca.

City Department and Agency Comments	File:B5.25	2025/04/17	15
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Comments Prepared by: Nicholas Rocchetti, Planner

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 – Heritage

The property has archaeological potential due to its proximity to a present or past watercourse or known archaeological resource. Due to the archaeological potential, an archaeological assessment must be completed. The applicant should contact the Ministry of Citizenship and Multiculturalism to determine if an archaeological assessment has been completed for this property. If an assessment has already been completed, please provide Heritage Planning with a letter from the Ministry confirming all archaeological resource concerns have met licensing and resource conservation requirements for the property. If an assessment has not been completed a licenced archaeologist with experience in (heritage resource management) must be retained by the property owner in order to meet the requirements of the Ministry.

Comments Prepared by: Andrew Douglas, Heritage Analyst

Appendix 5 – Region of Peel Comments

Development Engineering: Wendy Jawdek (wendy.jawdek@peelregion.ca)|(905) 791-7800 x6019

Comments:

The severed site will not have frontage to existing municipal sanitary sewer.

- There is a Regional water easement that fronts the subject property and a sanitary easement in the rear of the subject property. Please be advised that unauthorized encroachments on Regional easements will not be permitted. Certain restrictions apply with respect to Regional easements as per the documents registered on title.
- Please note that severing the lands may adversely affect the existing location of the water and sanitary sewer services, if any exist. The result of this may require the applicant to install new water/sanitary servicing connections to either the severed or retained lands in compliance with the Ontario Building Code. The applicant may require the creation of private water/sanitary sewer servicing easements.
- 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.

Conditions:

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

Comments Prepared by: Petrele Francois, Junior Planner

Appendix 6- Credit Valley Conservation Comments

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

1. Delegated Responsibilities providing comments representing the provincial interest regarding natural hazards (except forest fires) as identified in Section 5.1 and 5.2 of the Provincial Planning Statement (2024);
2. Regulatory Responsibilities providing comments to ensure the coordination of requirements under the Conservation Authorities Act Section 28 regulation, to eliminate unnecessary delay or duplication in process.
3. Source Protection Agency providing advisory comments to assist with the implementation of the CTC Source Protection Plan under the Clean Water Act, as applicable.

CVC REGULATED AREA

Based on our mapping, the subject property is regulated due to the valley slope associated with Lornewood Creek. As such, the property is subject to the Prohibited Activities, Exemptions, and Permits Regulation (Ontario Regulation 41/24). This regulation prohibits

altering a watercourse, wetland or shoreline and prohibits development in areas adjacent to the Lake Ontario shoreline, river and stream valleys, hazardous lands and wetlands, without the prior written approval of CVC (i.e. the issuance of a permit).

PROPOSAL:

It is our understanding that the applicant requests the approval of the Committee to sever a parcel of land for the creation of a new lot. The parcel of land has a frontage of 31.73m (approx. 104.10ft) and an area of 2126 sq m (22,884.07 sq ft).

COMMENTS:

Previously, the same severance application (Municipal File No. B60.22) was brought forward and conditionally approved by the Committee of Adjustments. CVC staff have been working with the agent to address concerns regarding the slope hazard (valley lands) associated with Lornewood Creek.

Through this process delineation of the limits of the hazards and associated buffer have been determined resulting in a suitable envelope on the retained parcel (see image below).

Furthermore, it is our understanding that there have been discussions regarding dedication of the hazardous land and associated buffer (5m) on the proposed severed lot to the City of Mississauga. CVC staff recommend that the lands be placed in public ownership for long-term protection and maintenance.

The applicant should note that, in accordance with CVC policies, development setbacks require 10m from the staked Top of Bank for habitable structures and 6m for accessory structures (as shown in the image below). Given these constraints, there appears to be limited space for future accessory structures (e.g., pools, decks, or sheds) at the rear of the property. Please be advised that due to these site limitations, CVC staff may not support any additional development, including accessory structures or landscaping works in this area.

Please also be advised that a CVC permit will be required for development proposed on both the retained and severed parcels.

CONCLUSION:

Based on the above, CVC staff has **no objection** to the approval of the requested severance application by the Committee.

It should be noted that the CVC review fee of \$1,228 has not been submitted. Please contact the undersigned to submit payment at your earliest convenience.

I trust that these comments are sufficient. Please do not hesitate to contact the undersigned at stuti.bhatt@cvc.ca or 905-670-1615 (ext. 3500) should you have any further questions. Please circulate CVC on any future correspondence or applications regarding this site.

Comments Prepared by: Stuti Bhatt, Junior Planner

Appendix A – Conditions of Provisional Consent

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

1. Approval of the draft reference plan(s), as applicable, shall be obtained at the Committee of Adjustment office, and; the required number of prints of the resultant deposited reference plan(s) shall be received.
2. An application amendment letter shall be received from the applicant or authorized agent confirming that the conveyed land shall be together with and/or subject to services easement(s) and/or right(s)-of-way, if necessary, in a location and width as determined by the Secretary-Treasurer based on written advice from the agencies having jurisdiction for any service or right for which the easement or right-of-way is required; alternatively, a letter shall be received from the applicant or authorized agent confirming that no services easement(s) and/or right(s)-of-way, are necessary.
3. A letter shall be received from the City of Mississauga, Manager of Zoning Plan Examination, indicating that the conveyed land and retained lands comply with the provisions of the Zoning By-law, or alternatively; that any variances are approved by the appropriate authorities and that such approval is final and binding. ("A" /23)
4. A letter shall be received from the City of Mississauga, Transportation and Works Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated April 17, 2025.
5. A letter shall be received from the City of Mississauga, Park Planning, Community Services Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated April 17, 2025.
6. A letter shall be received from the City of Mississauga, Culture Division, Community Services Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated April 17, 2025.
7. A letter shall be received from the Region of Peel, Development Services/Public Works, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated April 17, 2025.
8. A letter shall be received from the Credit Valley Conservation indicating that satisfactory arrangements have been made with respect to payment of the "Review Fee", and their comments dated April 17, 2025.

NOTE:

Subsection 50(3) and/or 50(5) of the Planning Act, shall apply to any subsequent conveyance or transaction that is subject to this consent and the Secretary-Treasurer's Certificate shall contain reference to this stipulation.



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A7.25
Ward: 6

In Person and Virtual Public Hearing

Why you received this letter:

You are receiving this letter because you are the owner of a neighbouring property within 60m (200ft) of the subject property, or are the agent/interested party/owner of the property for the application.

Details of the application and meeting information:

The property owner of 5780 Riverdale Cres, zoned R4-20-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 widened driveway proposing:

1. A driveway width of 8.30 m (approx. 27.23 ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00 m (19.69 ft) in this instance; and
2. A front yard landscape area of 29% whereas By-law 0225-2007, as amended, requires a minimum front yard landscape area of 40% in this instance.

The Committee has set **Thursday, April 24, 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.
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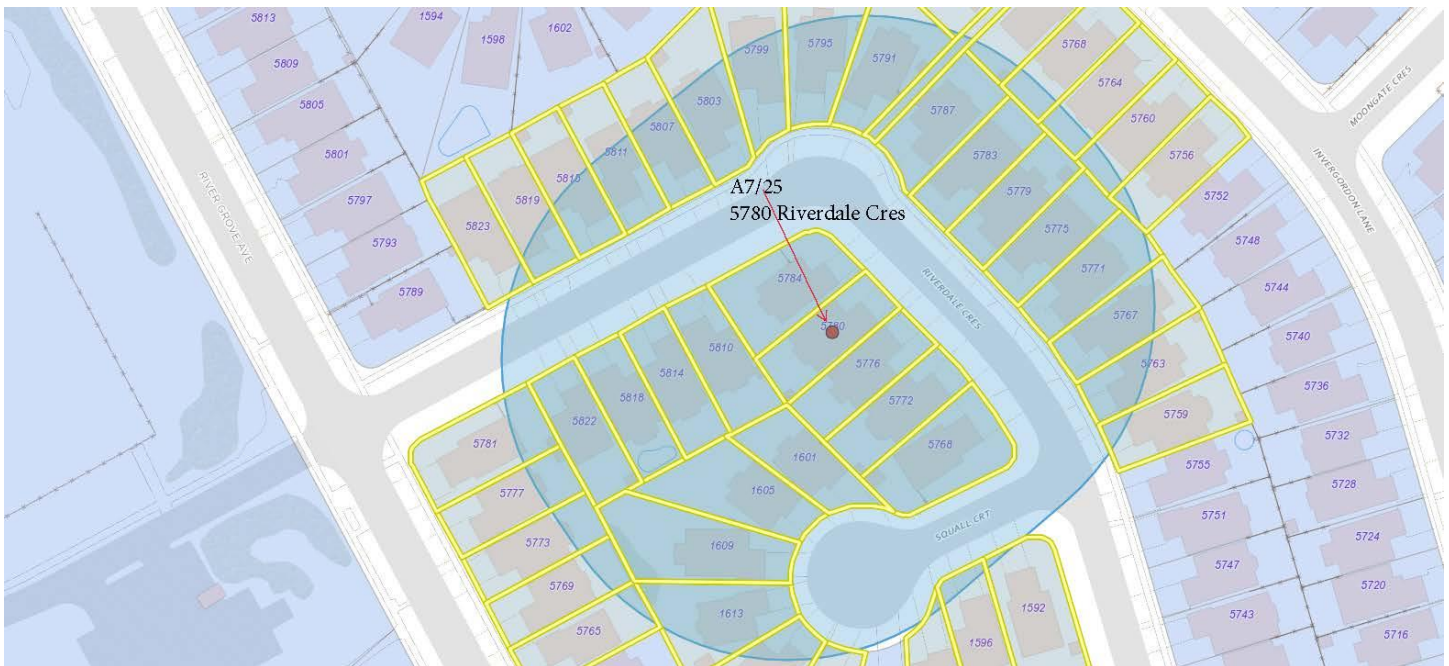
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City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-04-17	File(s): A7.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 4/24/2025 1:00:00 PM

Consolidated Recommendation

The City recommends the application be deferred for redesign.

Application Details

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

1. A driveway width of 8.30 m (approx. 27.23 ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00 m (19.69 ft) in this instance; and
2. A front yard landscape area of 29% whereas By-law 0225-2007, as amended, requires a minimum front yard landscape area of 40% in this instance.

Background

Property Address: 5780 Riverdale Cres

Mississauga Official Plan

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

Zoning By-law 0225-2007

Zoning: R4-20-Residential

Other Applications: None

Site and Area Context

The subject property is located north-east of the River Grove Avenue and Willow Way intersection in the East Credit neighbourhood. It contains a detached dwelling with an attached garage and has a lot frontage of +/-11.75m (38.55 ft). There are limited landscaping/vegetation elements in both the front and rear yards. The surrounding context consists exclusively of detached dwellings on lots of similar frontages.

The applicant is proposing to legalize a widened driveway on the subject property requiring variances for driveway width and front yard landscaping.



Comments

Planning

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

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

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

The subject property is located within the East Credit Neighbourhood Character Area and is designated Residential Low Density II. Section 9 of MOP promotes development (including its features such as driveways) 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 existing hardscaping represents a majority of the frontage of the subject property, which is not appropriate for the subject property and is not compatible with the surrounding context.

The planned character of the area is that of dwellings serviced by appropriately sized driveways that can accommodate the parking required by the zoning by-law for each property. The intent of the driveway width regulations in the by-law is to allow a driveway that can accommodate two vehicles parked side by side, with the remainder of the front yard being soft landscaped area. The existing driveway is able to facilitate the parking of 3 cars across, which is not the intent of the zoning by-law. Staff also note that the front yard does not include an appropriate amount of soft landscaping, further depicting the impact of these variances are not minor in nature.

Staff are of the opinion that the driveway does not meet the general intent or purpose of the zoning by-law or official plan, does not represent appropriate development of the subject property, and the request is not minor in nature. Staff therefore recommend that the application be deferred for redesign.

Comments Prepared by: Sara Ukaj, Planning Associate

Appendices

Appendix 1 – Transportation and Works Comments

Enclosed for Committee's ease of reference are photos depicting the subject property.

This Department requests that the municipal boulevard (area between the municipal curb and property line) is re-instated with a topsoil and sodded condition should the application be modified to reflect a reduced driveway width or if the application is not supported by the Committee.

We also note that at the time of our site inspection, unlicensed vehicles were observed on the driveway and one of the vehicles overhung the municipal curb creating an obstruction on the municipal right-of-way.







Comments Prepared by: Tony Iacobucci, Development Engineering

Appendix 2 – Zoning Comments

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

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

Comments Prepared by: Ladan Javanbakht-Samani, Zoning Examiner

Appendix 3 – Region of Peel Comments

We have no comments or objections to the following applications.

Comments Prepared by: Petrele Francois, Junior Planner



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A73.25
Ward: 3

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 3603 Beechollow Cres, 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 to allow four accessory structures proposing:

1. An interior side yard setback to the north side yard lawnmower shed of 0.0m whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 0.61m (approx. 2.0ft) in this instance;
2. An interior side yard setback to the north side pool equipment shed of 0.4m (approx. 1.31ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 0.61m (approx. 2.0ft) in this instance;
3. An interior side yard setback to the northeast corner firewood shed of 0.0m whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 0.61m (approx. 2.0ft) in this instance; and
4. An interior side yard setback to the south side yard snow blower shed of 0.0m whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 0.61m (approx. 2.0ft) in this instance.

The Committee has set **Thursday, April 24, 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.
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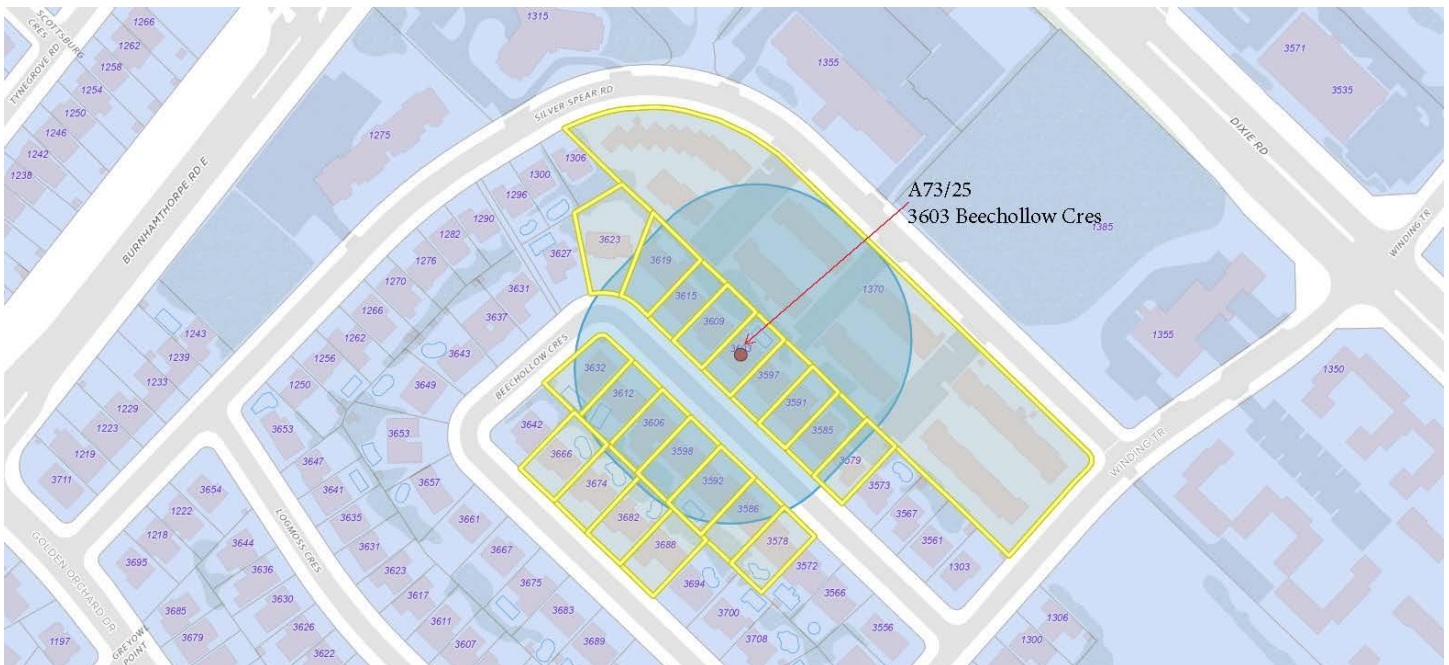
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City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-04-17	File(s): A73.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 4/24/2025 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 four accessory structures proposing:

1. An interior side yard setback to the north side yard lawnmower shed of 0.0m whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 0.61m (approx. 2.0ft) in this instance;
2. An interior side yard setback to the north side pool equipment shed of 0.4m (approx. 1.31ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 0.61m (approx. 2.0ft) in this instance;
3. An interior side yard setback to the northeast corner firewood shed of 0.0m whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 0.61m (approx. 2.0ft) in this instance; and
4. An interior side yard setback to the south side yard snow blower shed of 0.0m whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 0.61m (approx. 2.0ft) in this instance.

Amendment:

Although planning staff are not in a position to conduct a full zoning review, we believe the following variances is required:

5. An accessory structure setback to the rear yard of 0.00m By-law 0225- 2007, as amended, requires a minimum accessory structure setback to the rear yard of 0.61m (approx. 2.00ft) in this instance.

Background

Property Address: 3603 Beechollow Cres

Mississauga Official Plan

Character Area: Applewood Neighbourhood

Designation: Residential Low Density I

Zoning By-law 0225-2007

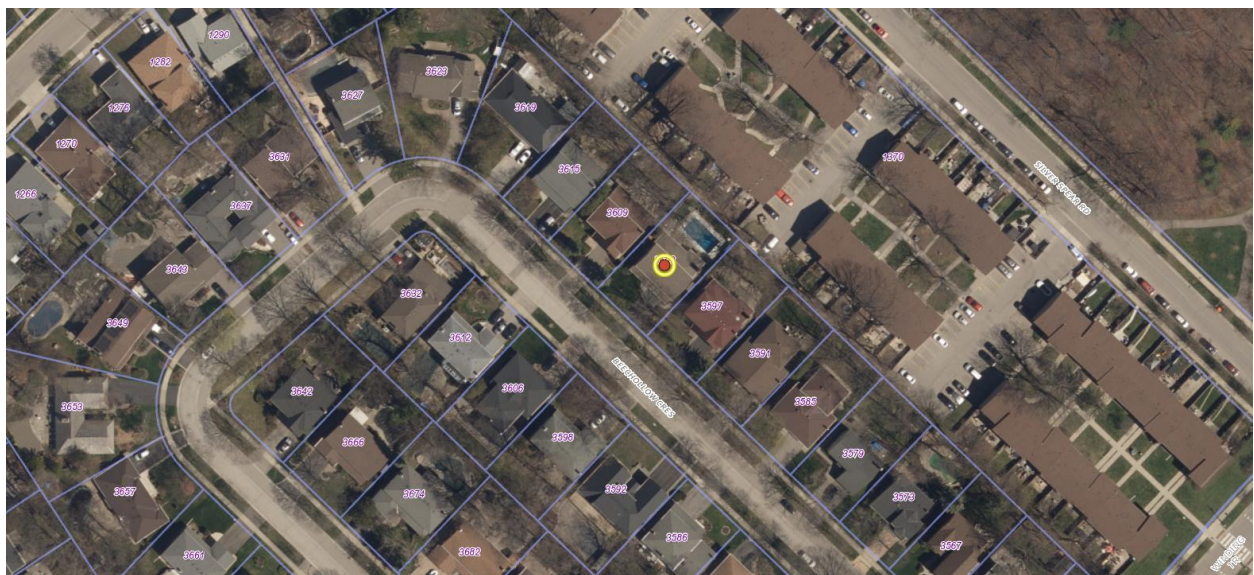
Zoning: R3 - Residential

Other Applications: None

Site and Area Context

The subject property is located within the Applewood Neighbourhood, on the south-west corner of the Burnhamthorpe Road and Dixie Road intersection. The subject property has an approximate lot area of +/- 679.66m² (2,229.85ft²) and contains a two-storey detached dwelling with some vegetation in the front yard. The neighbourhood consists of residential dwellings in the form of one and two-storey detached dwellings with some mature vegetation in the front yards and townhouses to the rear of the subject property.

The applicant is proposing to legalize four existing sheds requiring variances for side yard setbacks.



Comments

Planning

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

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

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

The subject property is located in the Applewood Neighbourhood Character Area and is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits detached, semi-detached, duplex and triplex dwellings, as well as other forms of low-rise dwellings with individual frontages. Section 9 of MOP promotes development with appropriate urban form and site design, regulating that such development is compatible with the existing site conditions, the surrounding context and the landscape of the character area. Staff note that proposed accessory structure remain subordinate to the primary use of the dwelling being the residential use. Staff is of the opinion that the general intent and purpose of the official plan is maintained.

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

Variances 1, 2, 3, and 4 request a reduced side yard measured to four individual existing sheds. The intent of side yard regulations is to ensure that there is a sufficient buffer between structures on abutting properties and that maintenance can be performed on the structures as required. Staff are satisfied that the reduced setback to the sheds will not negatively impact the abutting properties and given that these are existing structures, maintaining them has not been an issue. Further, Transportation & Works staff do not foresee potential drainage concerns with the current position of the existing sheds.

Variance 5 requests a reduced rear yard measured to the existing shed. The intent of side yard regulations is to ensure that there is a sufficient buffer between structures on abutting properties and that maintenance can be performed on the structures as required. Staff are satisfied that the reduced setback to the shed will not negatively impact the abutting properties and given that this is an existing structure, maintenance has not been an issue. Further, Transportation & Works staff they did not foresee potential drainage related to the shed in relation to the side yard reduction.

Give the above, staff are satisfied that the 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 impacts of the proposal on the streetscape and abutting properties are minor in nature in this instance. Furthermore, the proposal represents appropriate development of the subject property.

Comments Prepared by: Sara Ukaj, Planning Associate

Appendices

Appendix 1 – Transportation and Works Comments

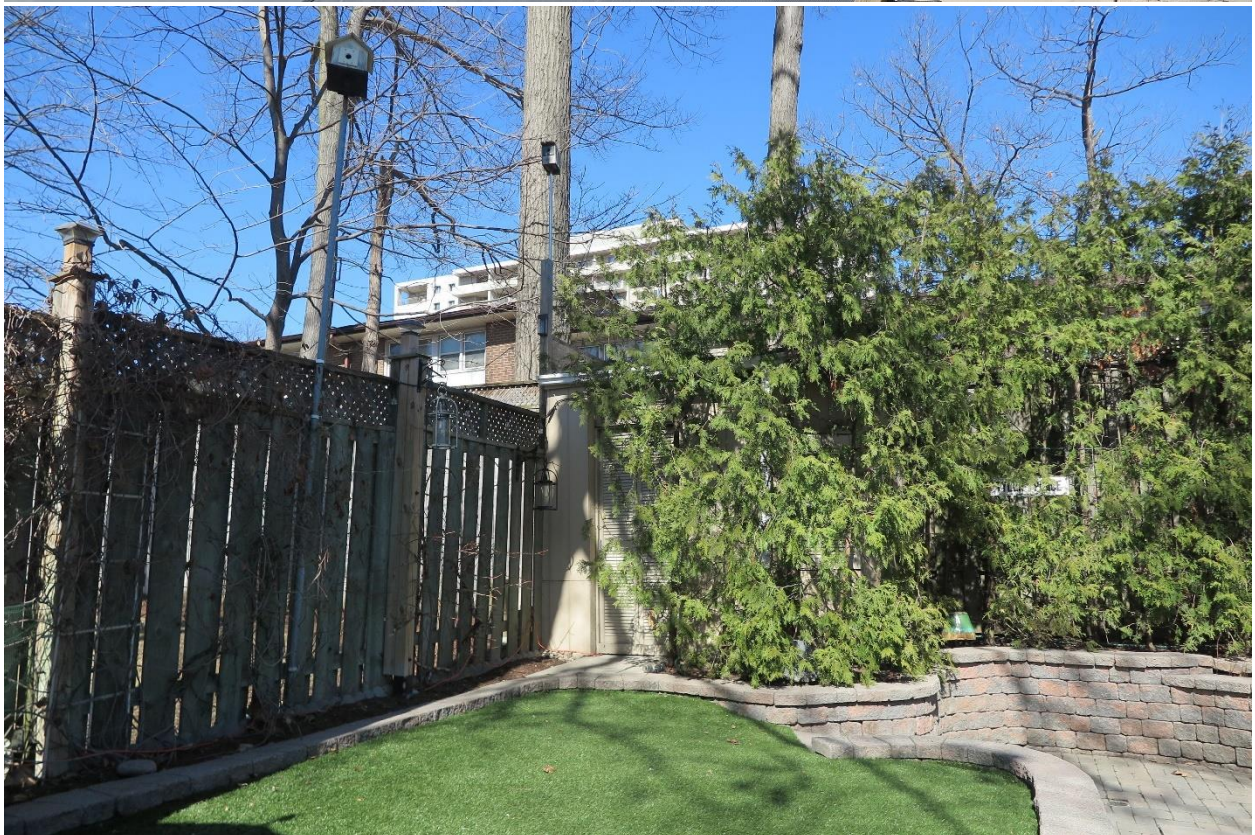
Enclosed for Committee's reference are photos depicting the subject property and existing accessory structures.

From our site inspection and the attached photos, it is evident that this property has a rear to front drainage pattern meaning that drainage is directed towards the front of the property. Further, it was observed that drainage in the front yard was being directed southerly onto the Beechollow Crescent right-of-way.

In view of the above and acknowledging that we observed no evident drainage related concerns on site, this Department has not objections to the applicant's request.















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: Ladan Javanbakht-Samani, 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:

City Department and Agency Comments	File:A73.25	2025/04/17	13
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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

We have no comments or objections to the following applications.

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 895 Eighth St, zoned RM1-26-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 of 8.00m (approx. 26.25ft) whereas By-law 0225-2007, as amended, permits a maximum height of 7.50m (approx. 24.61ft) in this instance;
2. A lot coverage of 44.40% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 40.00% in this instance; and
3. A balcony projection on top of garage of 1.07m (approx. 3.51ft) whereas By-law 0225-2007, as amended, permits a maximum balcony projection on top of the garage of 1.00m (approx. 3.28ft) in this instance.

The Committee has set **Thursday, April 24, 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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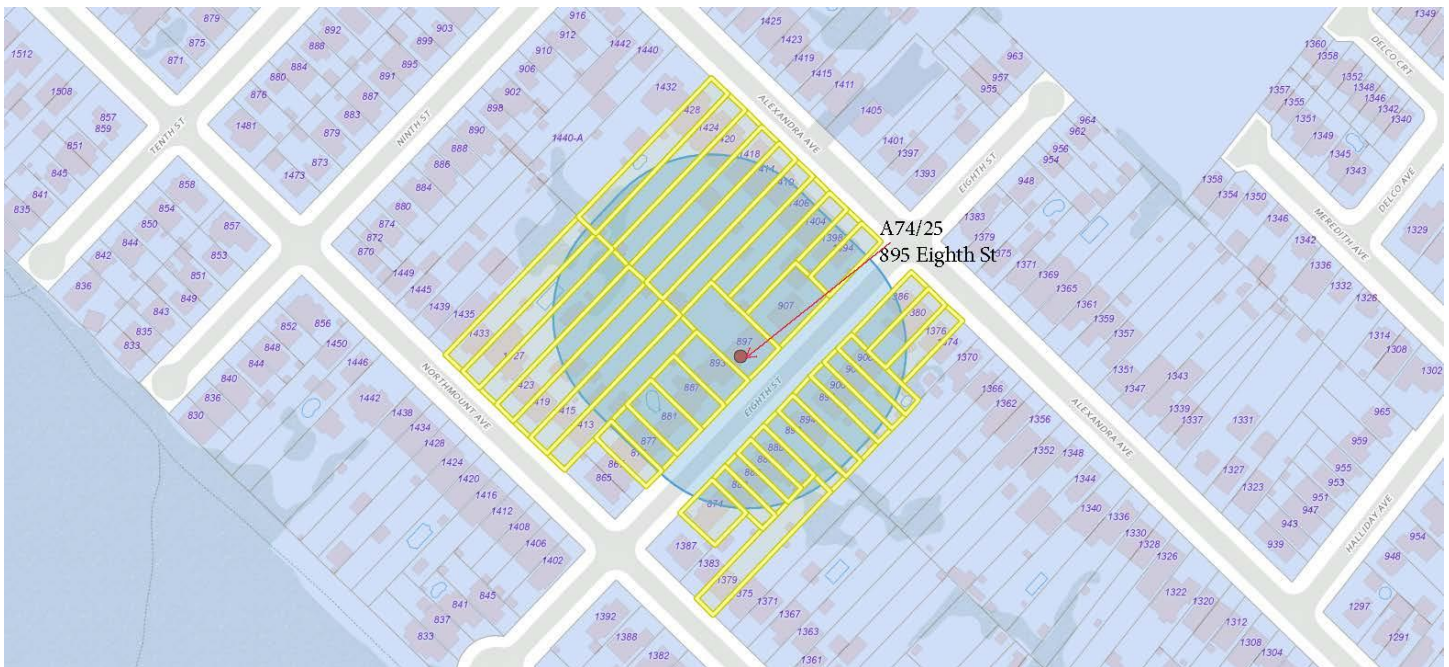
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City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-04-17	File(s): A74.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 4/24/2025 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 construction of a new dwelling proposing:

1. A height of 8.00m (approx. 26.25ft) whereas By-law 0225-2007, as amended, permits a maximum height of 7.50m (approx. 24.61ft) in this instance;
2. A lot coverage of 44.40% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 40.00% in this instance; and
3. A balcony projection on top of garage of 1.07m (approx. 3.51ft) whereas By-law 0225-2007, as amended, permits a maximum balcony projection on top of the garage of 1.00m (approx. 3.28ft) in this instance.

Background

Property Address: 895 Eighth St

Mississauga Official Plan

Character Area: Lakeview Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

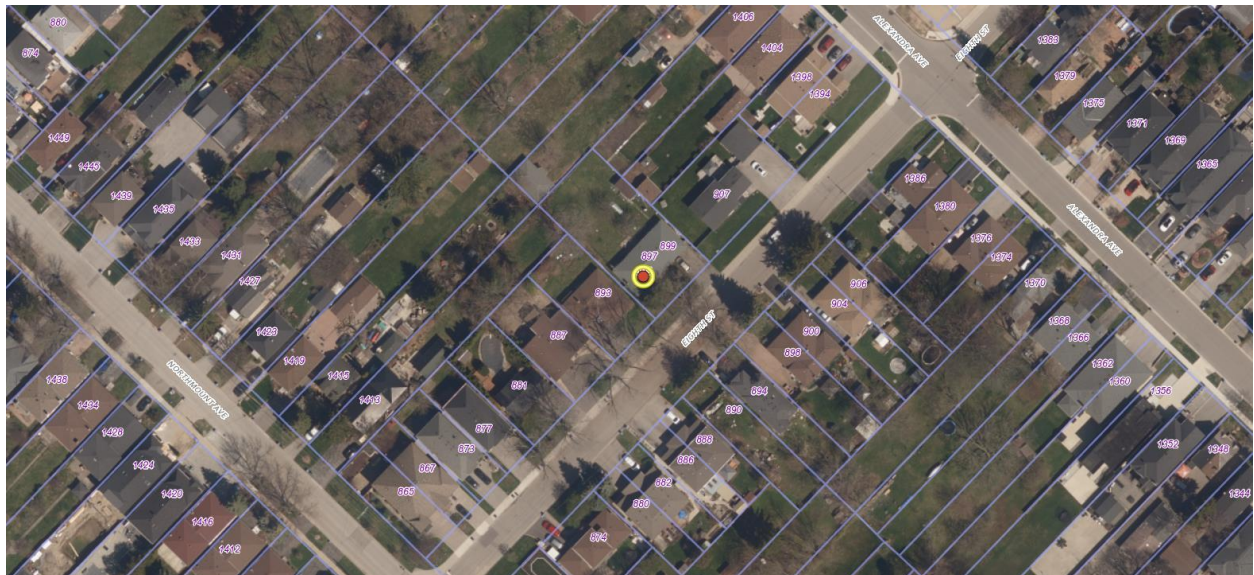
Zoning: RM1-26-Residential

Other Applications: None

Site and Area Context

The subject property is located within the Lakeview Character Area, west of the Alexandra Avenue and Eighth Street intersection. The subject property has an approximate lot area of +/- 679.66m² (2,229.85ft²) and contains an existing one-storey detached dwelling with some vegetation in the front yard. The surrounding area includes a mix of residential uses, including detached and semi-detached dwellings with mature vegetation in the front yards.

The applicant is proposing to construct a new dwelling requiring variances for dwelling height, lot coverage and a balcony projection.



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:

Staff note that this application came before the committee on

The subject property is located in the Lakeview Neighbourhood Character Area and designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP), which permits detached, semi-detached, duplex, triplex and other forms of low-rise dwellings with individual frontages. Section 9 of MOP promotes development with appropriate urban form and site design, regulating that such development is compatible with the existing site conditions, the surrounding context and the landscape of the character area. Staff are of the opinion that the proposed dwelling is in line with the permitted designation and is compatible with the existing character of the neighbourhood.

Staff note that the subject property has been before the Committee of Adjustment under Files A415.23, A416.23 and B51.23, where a severance and multiple variances related to a new dwelling were previously approved. This included variances for lot frontage, dwelling depth, lot coverage and side yard setback.

A lot coverage of 40.07% was approved under the previous application. The applicant has revised their plans resulting in an increase in lot coverage and two new variances for dwelling height and a garage projection above a garage.

Based on a review of the drawings submitted to the Committee of Adjustment, it appears the area calculated for lot coverage is incorrect. Planning Staff recommend that the applicant go through the Building Permit application process to accurately identify all variances required.

Comments Prepared by: Sara Ukaj, Planning Associate

Appendices

Appendix 1 – Transportation and Works Comments

We note that this property was the subject of a recent severance application File B-51/23 and that any Transportation and Works Department concerns/requirements for the proposed dwelling will be addressed by our Development Construction Section through the future Building Permit process.

Comments Prepared by: John Salvino, Development Engineering Technologist





Appendix 2 – Zoning Comments

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

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

Comments Prepared by: Ladan Javanbakht-Samani, 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:

City Department and Agency Comments	File:A74.25	2025/04/17	6
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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

We have no comments or objections to the following applications.

Comments Prepared by: Petrele Francois, Junior Planner



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A75.25
Ward: 1

In Person and Virtual Public Hearing

Why you received this letter:

You are receiving this letter because you are the owner of a neighbouring property within 60m (200ft) of the subject property, or are the agent/interested party/owner of the property for the application.

Details of the application and meeting information:

The property owner of 899 Eighth St, zoned RM1-26-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 of 7.94m (approx. 26.05ft) whereas By-law 0225-2007, as amended, permits a maximum height of 7.50m (approx. 24.61ft) in this instance;
2. A lot coverage of 44.40% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 40.00% in this instance; and
3. A balcony projection on top of garage of 1.07m (approx. 3.51ft) whereas By-law 0225-2007, as amended, permits a maximum balcony projection on top of the garage of 1.00m (approx. 3.28ft) in this instance.

The Committee has set **Thursday, April 24, 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: 2025-04-17	File(s): A75.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 4/24/2025 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 construction of a new dwelling proposing:

1. A height of 7.94m (approx. 26.05ft) whereas By-law 0225-2007, as amended, permits a maximum height of 7.50m (approx. 24.61ft) in this instance;
2. A lot coverage of 44.40% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 40.00% in this instance; and
3. A balcony projection on top of garage of 1.07m (approx. 3.51ft) whereas By-law 0225-2007, as amended, permits a maximum balcony projection on top of the garage of 1.00m (approx. 3.28ft) in this instance.

Background

Property Address: 899 Eighth St

Mississauga Official Plan

Character Area: Lakeview Neighbourhood
Designation: Residential Low Density II

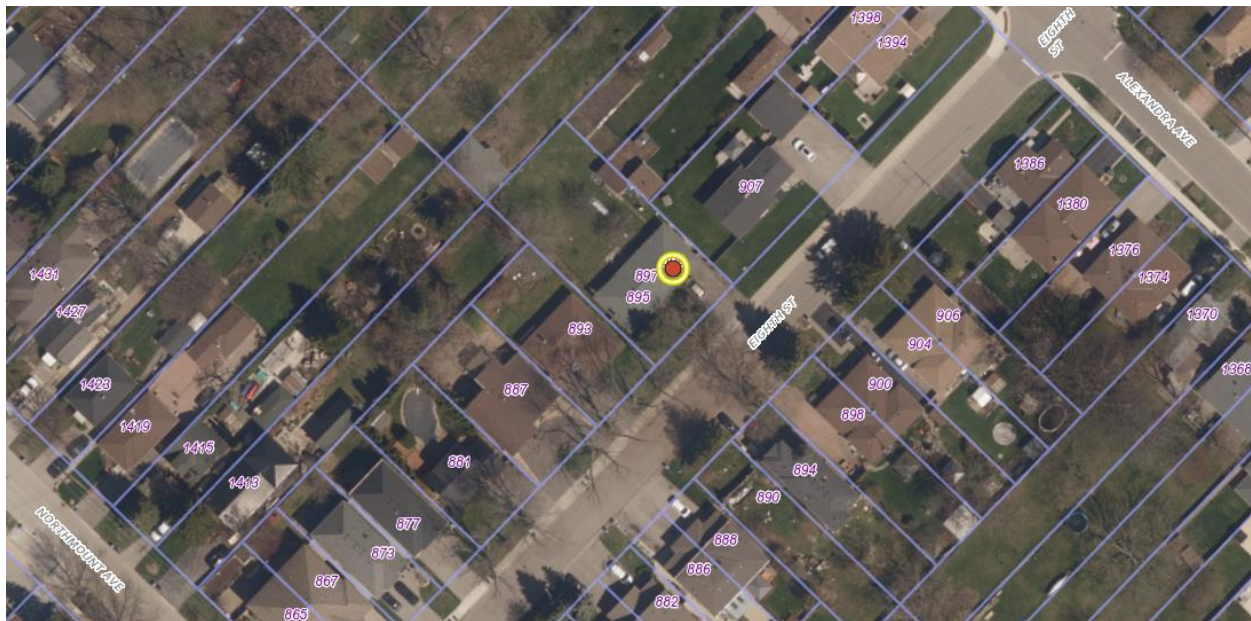
Zoning By-law 0225-2007

Zoning: RM1-26-Residential

Other Applications: None**Site and Area Context**

The subject property is located within the Lakeview Character Area, west of the Alexandra Avenue and Eighth Street intersection. The subject property has an approximate lot area of +/- 679.66m² (2,229.85ft²) and contains an existing one-storey detached dwelling with some vegetation in the front yard. The surrounding area includes a mix of residential uses, including detached and semi-detached dwellings with mature vegetation in the front yards.

The applicant is proposing to construct a new dwelling requiring variances for dwelling height, lot coverage and a balcony projection.

**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:

Staff note that this application came before the committee on

The subject property is located in the Lakeview Neighbourhood Character Area and designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP), which permits detached, semi-detached, duplex, triplex and other forms of low-rise dwellings with individual frontages. Section 9 of MOP promotes development with appropriate urban form and site design, regulating that such development is compatible with the existing site conditions, the surrounding context and the landscape of the character area. Staff are of the opinion that the proposed dwelling is in line with the permitted designation and is compatible with the existing character of the neighbourhood.

Staff note that the subject property has been before the Committee of Adjustment under Files A415.23, A416.23 and B51.23, where a severance and multiple variances related to a new dwelling were previously approved. This included variances for lot frontage, dwelling depth, lot coverage and side yard setback.

A lot coverage of 40.07% was approved under the previous application. The applicant has revised their plans resulting in an increase in lot coverage and two new variances for dwelling height and a garage projection above a garage.

Based on a review of the drawings submitted to the Committee of Adjustment, it appears the area calculated for lot coverage is incorrect. Planning Staff recommend that the applicant go through the Building Permit application process to accurately identify all variances required.

Comments Prepared by: Sara Ukaj, Planning Associate

Appendices

Appendix 1 – Transportation and Works Comments

We note that this property was the subject of a recent severance application File B-51/23 and that any Transportation and Works Department concerns/requirements for the proposed dwelling will be addressed by our Development Construction Section through the future Building Permit process.

Comments Prepared by: John Salvino, Development Engineering Technologist





Appendix 2 – Zoning Comments

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

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

Comments Prepared by: Ladan Javanbakht-Samani, 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:

City Department and Agency Comments	File:A75.25	2025/04/17	7
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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.
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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

We have no comments or objections to the following applications.

Comments Prepared by: Petrele Francois, Junior Planner



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A78.25
Ward: 5

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 5359 Timberlea Blvd, Unit 2 zoned E2-19-Employment, 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 tattoo parlor in E2 zone whereas By-law 0225-2007, as amended, does not allow a tattoo parlor in E2 zone in this instance.

The Committee has set **Thursday, April 24, 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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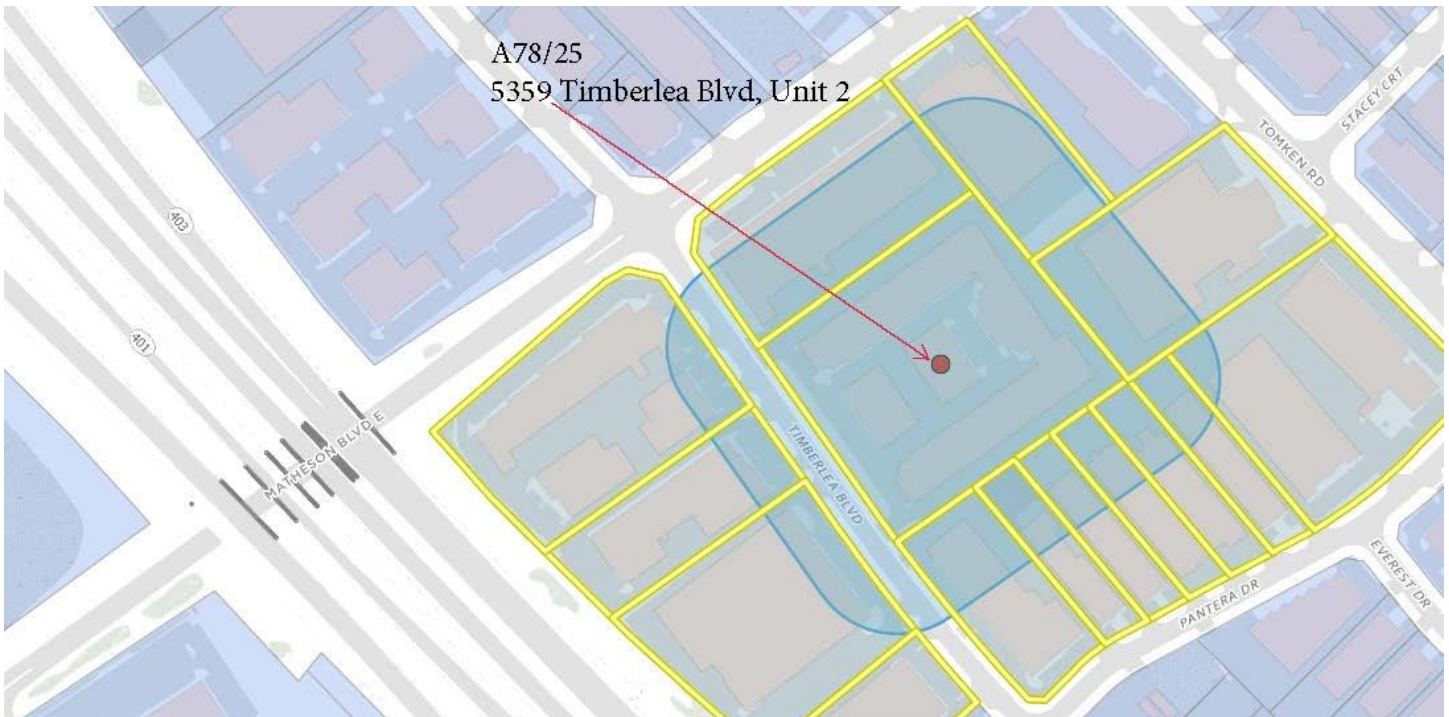
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City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-04-17	File(s): A78.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:4/24/2025 1:00:00 PM

Consolidated Recommendation

The City recommends the application be refused.

Application Details

The applicant requests the Committee to approve a minor variance proposing a tattoo parlor in E2 zone whereas By-law 0225-2007, as amended, does not allow a tattoo parlor in E2 zone in this instance.

Amendments

The Building Department is processing Certificate of Occupancy application C 24-3289. Based on review of the information available in this application, we advise that following amendment(s) is/are required:

"The applicant requests the Committee to approve a minor variance proposing a Service Establishment in E2-19 zone whereas By-law 0225-2007, as amended, does not allow a Service Establishment in E2-19 zone in this instance"

Background

Property Address: 5359 Timberlea Blvd, Unit 2

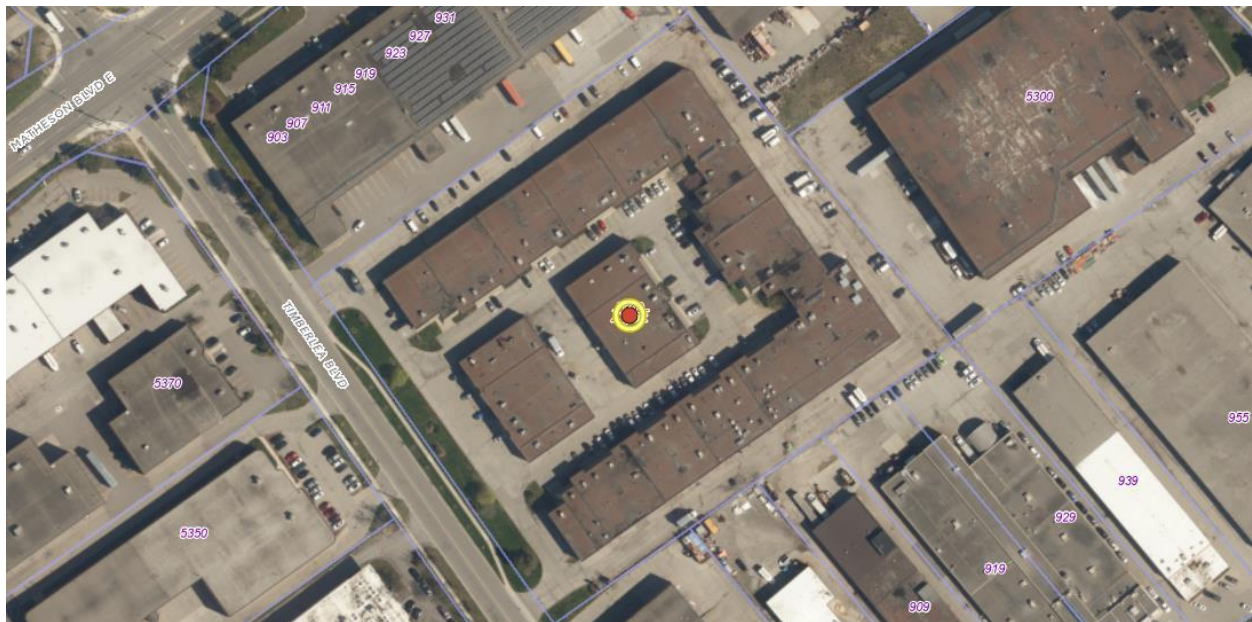
Mississauga Official Plan

Character Area: Northeast Employment Area
Designation: Business Employment

Zoning By-law 0225-2007**Zoning: E2-19-Employment****Other Applications: C 24-3289****Site and Area Context**

The subject property is located south-west of the Matheson Boulevard East and Tomken Road intersection in the Northeast Employment Character Area. It is an interior lot containing three, one-storey multi-tenant industrial buildings. Limited landscaping and vegetative elements are present on the subject property. The surrounding area context is exclusively industrial, with varied sized industrial buildings on varied sized lots.

The applicant is proposing a service establishment use requiring a variance to permit the use.

**Comments****Planning**

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

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

The subject property is located in the Northeast Employment Character Area and is designated Business Employment in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits a variety of uses, however, Service Establishments are not permitted under this designation.

The applicant is requesting a Service Establishment Use where it is not permitted. Planning staff are of the opinion that the intent and purpose of the zoning by-law is not maintained by permitting uses not contemplated by the zone category and in accordance with an entirely different zoning framework.

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

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

This Department has no objections to the applicant's request.





Comments Prepared by: Tony Iacobucci, Development Engineering

Appendix 2 – Zoning Comments

The Building Department is processing Certificate of Occupancy application C 24-3289. Based on review of the information available in this application, we advise that following amendment(s) is/are required:

"The applicant requests the Committee to approve a minor variance proposing a Service Establishment in E2-19 zone whereas By-law 0225-2007, as amended, does not allow a Service Establishment in E2-19 zone 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: Gary Gagnier, Zoning Examiner

Appendix 3 – Region of Peel Comments

We have no comments or objections to the following applications.

Comments Prepared by: Petrele Francois, Junior Planner

Appendix 4 – MTO

Regarding the property municipally known as 5359 Timberlea Blvd, although located within the MTO Permit Control Area, the subject Minor Variance will not require a Building & Land Use Permit from this office. Therefore, we have no further comments.

Comments Prepared by: Nicole Hajjar, Corridor Management Officer



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A81.25
Ward: 11

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 85 Hammond 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 the construction of a new dwelling proposing:

1. A gross floor area – infill residential of 343.80sq m (approx. 3,700.63sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area – infill residential of 313.68sq m (approx. 3,376.42sq ft) in this instance;
2. An exterior side yard setback to a window well of 2.55m (approx. 8.36ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback to a window well of 5.40m (approx. 17.72ft) in this instance;
3. An exterior side yard setback of 3.51m (approx. 11.52ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback of 6.00m (approx. 19.69ft) in this instance; and
4. An exterior side yard setback to front porch of 2.14m (approx. 7.02ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback to a window well of 6.00m (approx. 19.69ft) in this instance.

The Committee has set **Thursday, April 24, 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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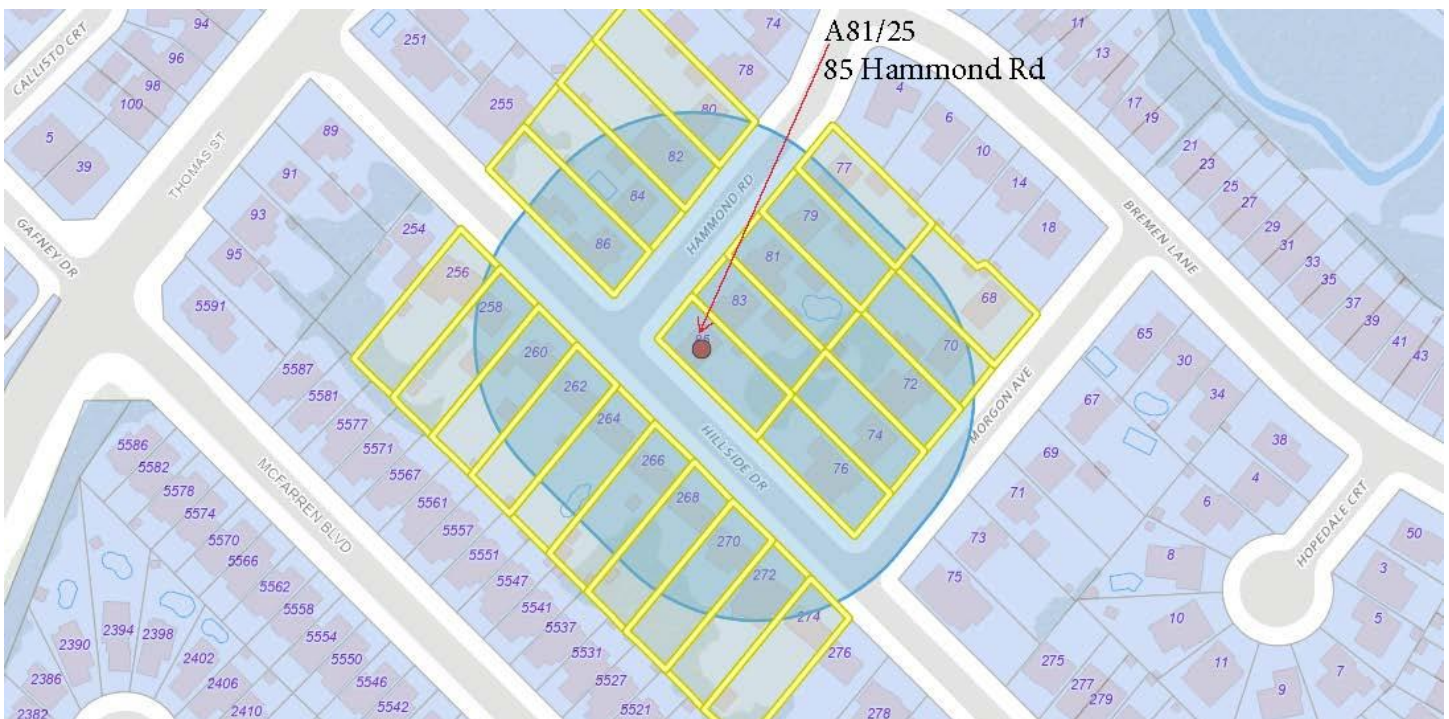
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Legal notice:

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

Date Finalized: 2025-04-17	File(s): A81.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 4/24/2025 1:00:00 PM

Consolidated Recommendation

The city has no objection to the application.

Application Details

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

1. A gross floor area – infill residential of 343.80sq m (approx. 3,700.63sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area – infill residential of 313.68sq m (approx. 3,376.42sq ft) in this instance;
2. An exterior side yard setback to a window well of 2.55m (approx. 8.36ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback to a window well of 5.40m (approx. 17.72ft) in this instance;
3. An exterior side yard setback of 3.51m (approx. 11.52ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback of 6.00m (approx. 19.69ft) in this instance; and
4. An exterior side yard setback to front porch of 2.14m (approx. 7.02ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback to a window well of 6.00m (approx. 19.69ft) in this instance.

Background

Property Address: 85 Hammond Rd

Mississauga Official Plan

Character Area: Streetsville Neighbourhood

Designation: **Residential Low Density I**

Zoning By-law 0225-2007

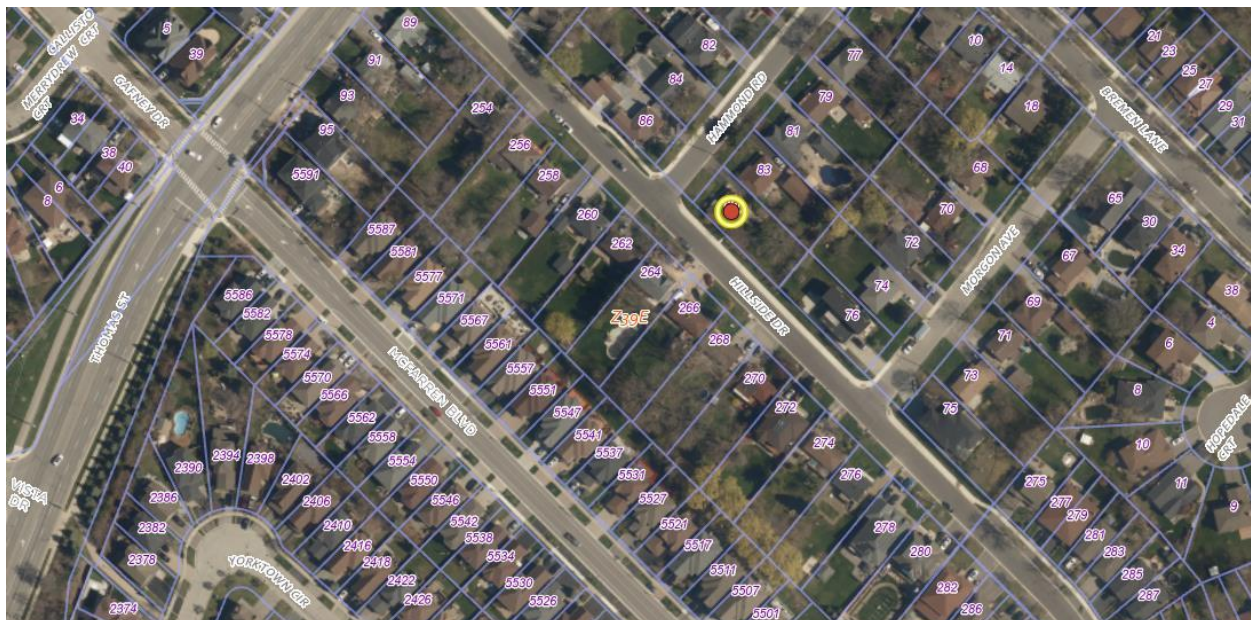
Zoning: **R3-69-Residential**

Other Applications: BP 9 NEW 24-5597

Site and Area Context

The subject property is located south-west of the Thomas Street and Queen Street South intersection. It currently contains a detached dwelling with no garage on the subject property. The property has a lot area of +/- 816.89m² (8,792.93ft²), characteristic of lots along Hammond Road. Limited vegetative and landscaping elements are present on the subject property. The surrounding area context is exclusively low density residential, consisting of detached dwellings.

The applicant is proposing the construction of a new dwelling requiring variances for gross floor area (GFA), and exterior side yard setbacks.



Comments

Planning

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

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

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

The subject property is located in the Streetsville Neighbourhood Character Area and is designated Residential Low Density I 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. The proposal represents residential development in line with the designation and is compatible with the surrounding built form. Staff are satisfied that the general intent and purpose of the official plan are maintained.

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

Variance 1 requested an increased gross floor area of the dwelling. The intention of this provision is to ensure that new development is compatible with the surrounding built form and prevents the overdevelopment of the lot. The proposed variance is minor in nature and does not represent an over development of the site and does not negatively impact the planned character of the area. It is the opinion of staff that the proposed dwelling is appropriately sized for the subject property.

Variance 2 requests a reduced setback to the exterior side lot line for the window well. The intent of the side yard regulations in the by-law is to ensure that an adequate buffer exists between the massing of primary structures and the public realm, and access to the rear yard remains unencumbered. Staff note that the variance is being sought by the applicant to accommodate a window well in the exterior yard. Therefore, it is in staff's opinion that the window well will not create separation issues the neighbouring dwelling or the unencumbered access to the rear yard. Staff are satisfied that any negative impact to the streetscape will be appropriately mitigated and that the general intent and purpose of the zoning by-law will be maintained.

Variance 3 and 4 requests reduced setbacks from the exterior side lot line for the proposed dwelling and front porch. Staff note that these variances were addressed in a previous minor variance application for this property which was approved on April 18th, 2023 (A111.23).

Give the above, staff are satisfied that the 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 proposed development has limited impacts on the surrounding properties. The redevelopment of the dwelling is appropriate for the subject lands and will not negatively impact the planned character of the neighbourhood. What about the minor assessment?

Comments Prepared by: Sara Ukaj, Planning Associate

Appendices

Appendix 1 – Transportation and Works Comments

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the new dwelling will be addressed through the Building Permit Process (BP 9NEW 24 5597).





Comments Prepared by: Tony Iacobucci, Development Engineering

Appendix 2 – Zoning Comments

The Building Department is processing Building Permit application 24-5597. Based on review of the information available in this application, we advise that variances #1 and #2 are correct. Variances #3 and #4 are not required as they were approved in the previous decision.

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: Sibila Lass Weldt, Zoning Examiner

City Department and Agency Comments	File:A81.25	2025/04/17	7
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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

Development Engineering: Wendy Jawdek (wendy.jawdek@peelregion.ca)(905) 791-7800 x6019

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 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.

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- All unutilized water and sanitary services shall be abandoned in accordance with Region of Peel design criteria. For more information, please contact Servicing Connections at (905) 791-7800 x7973 or by email at servicingconnections@peelregion.ca.
 - Proposals to connect to an existing service lateral require approval from a Region of Peel inspector at construction stage.
 - The applicant shall verify the location of the existing service connections to the subject site and the contractor shall locate all existing utilities in the field. Requests for underground locates can be made at <https://www.ontarioonecall.ca/portal/>
 - For location of existing water and sanitary sewer infrastructure, please contact Records at (905) 791-7800 x7993 or by e-mail PWServiceRequests@peelregion.ca.

Comments Prepared by: Petrele Francois, Junior Planner



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A82.25
Ward: 3

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 1325 Burnhamthorpe Rd E, zoned O1-Office, 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 veterinary clinic proposing:

1. A front yard setback of 2.52m (approx. 8.27ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 4.50m (approx. 14.76ft) in this instance;
2. An interior side yard setback of 1.50m (approx. 4.92ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 7.50m (approx. 24.61ft) in this instance; and
3. A depth of landscape buffer along street line of 0m whereas By-law 0225-2007, as amended, requires a minimum depth of landscape buffer along street line of 4.50m (approx. 14.76ft) in this instance.

The Committee has set **Thursday, April 24, 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:

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- You can review city staff and agency comments one week before the hearing at the following link:
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- 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.

Committee of Adjustment Appeal Process:

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City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-04-17	File(s): A82.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 4/24/2025 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 a veterinary clinic proposing:

1. A front yard setback of 2.52m (approx. 8.27ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 4.50m (approx. 14.76ft) in this instance;
2. An interior side yard setback of 1.50m (approx. 4.92ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 7.50m (approx. 24.61ft) in this instance; and
3. A depth of landscape buffer along street line of 0m whereas By-law 0225-2007, as amended, requires a minimum depth of landscape buffer along street line of 4.50m (approx. 14.76ft) in this instance.

Background

Property Address: 1325 Burnhamthorpe Rd E

Mississauga Official Plan

Character Area: Rathwood-Applewood Community Node
Designation: Office

Zoning By-law 0225-2007

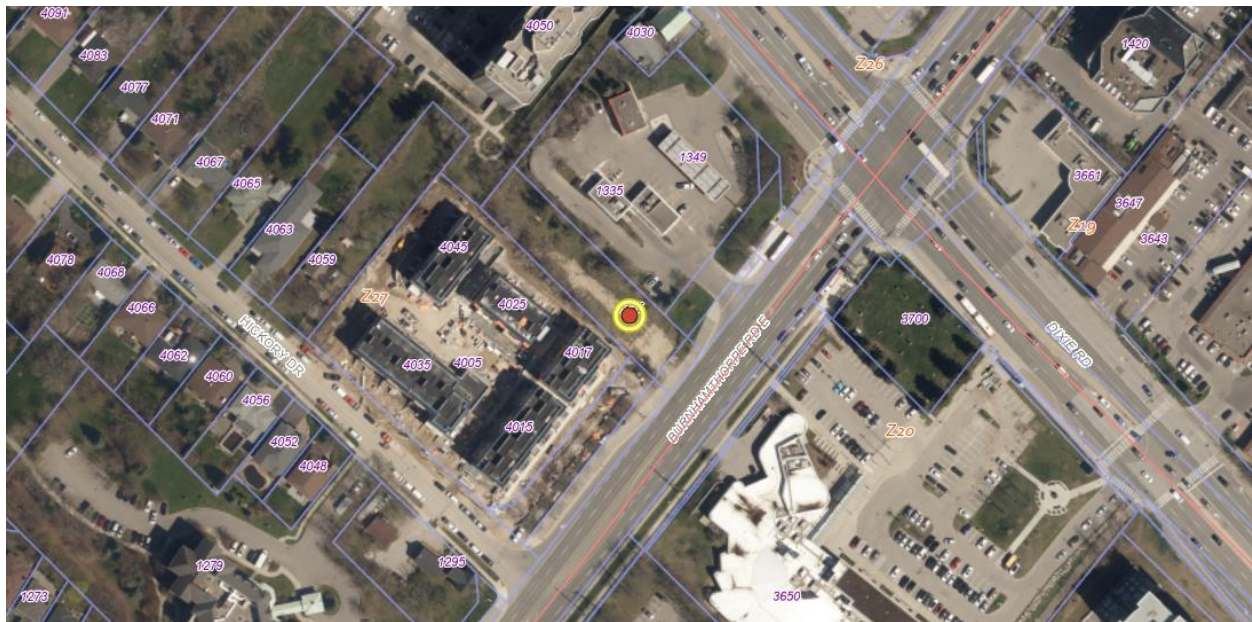
Zoning: O1-Office

Other Applications: SP 25-22

Site and Area Context

The subject property is located along the north side of Burnhamthorpe Road East, west of the Dixie Road and Burnhamthorpe Road East intersection in the Rathwood-Applewood Community Node Character Area. It is a vacant interior lot containing mature, vegetative elements. The surrounding area is primarily comprised of a mix of residential uses including apartments, townhouse and detached dwellings. Additionally, Planning staff note commercial and institutional uses along Dixie Road are located in close proximity.

The applicant is proposing to construct a four-storey office building requiring variances for a reduced landscape buffer, front and side yard setbacks.



Comments

Planning

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

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

The same proposal and subsequent minor variance application (A365.15) was heard by the Committee of Adjustment on August 27th, 2015. The proposal sought a reduction from the proposed office building to the easterly side yard of 1.50m (4.92ft), whereas 7.50m (24.60ft) was required, reduced side yard landscaped buffers of 1.20m (3.93ft) and 1.50m (4.92ft), whereas 4.50m (14.76ft) was required, and a parking reduction. Planning staff note the applicant is currently working with City staff on an active site plan application regarding the four-storey office on the subject property. The minor variance application was approved by the Committee of Adjustment in 2015, however during the initial site plan review, a right-of-way (ROW) land dedication along Burnhamthorpe Road was missed by the applicant and the City staff. A revised site plan incorporating the land dedication has been submitted to staff resulting in the variances contained in this application. These variances are as follows: a reduced front yard setback and landscape buffer.

The subject property is located in the Rathwood-Applewood Community Node Character Area and is designated Office in Schedule 10 of the Mississauga Official Plan (MOP). Planning staff note the proposal maintains the permitted office use as per the MOP designation.

Variances 1 and 3 request a reduced front yard setback measured to the building and the elimination of the landscaped buffer to the street line. Staff note that the City is taking a road widening along the front of the subject property thereby reducing the front yard setback from 4.50m (14.76ft) to 2.52m (8.27ft) and eliminating the 4.50m (14.76ft) landscape buffer. The intent of these regulations is to ensure appropriate buffers are provided from the street line and a consistent character is maintained along the streetscape. Staff note both the front yard setback and landscaped buffer for the proposal met the permissible by-law requirements previously, however as a result of the land dedication, the variances are now required. The front yard setback variance is measured to a pinch point on one corner and increases from there. Planning staff are satisfied that appropriate buffers and the character of the streetscape is maintained between the proposed office and front lot line. Additionally, staff note the nature of the variances sought are to facilitate a design which has been conceptually approved by both Urban Design and Development Planning through their review of the site plan application.

Variance 2 requests a reduced side yard setback from the east side lot line to the proposed office building. Planning staff note the previous minor variance decision (A365.15) on the subject property concerning the same proposal approved a side yard setback of 1.50m (4.92ft). Through conversations with Zoning staff, it has been confirmed this variance is not required and can be withdrawn.

Planning staff are satisfied that the proposal will facilitate a development that is appropriate for the subject property. Furthermore, Planning staff are satisfied that the proposed variances, both individually and cumulatively, meet the general intent and purpose of the official plan and zoning by-law, are minor in nature and result in orderly development of the subject property.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

Enclosed for Committee's ease of reference are photos depicting the subject property.

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for this property will be addressed through the Site Plan Application process (SP 14-150 W3).



Comments Prepared by: Tony Iacobucci, Development Engineering

Appendix 2 – Zoning Comments

The Building Department is processing site plan approval application SP 14-150. Based on review of the information available in this application, we advise that more information is required in order to verify the accuracy of the requested variance(s) or determine whether additional variance(s) will be required.

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

Comments Prepared by: Ladan Javanbakht-Samani, 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

Development Engineering: Wendy Jawdek (wendy.jawdek@peelregion.ca)|(905) 791-7800 x6019

Comments:

- Installation of and alterations to property line water valves and chambers and sanitary sewer maintenance holes require inspection by Region of Peel inspectors to confirm if these works are completed in accordance with Region of Peel Design, standards specification and procedures.
- Proposals to connect to an existing service lateral require approval from a Region of Peel inspector at construction stage.
- 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 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.
- All unutilized water and sanitary services shall be abandoned in accordance with Region of Peel design criteria. For more information, please contact Servicing Connections at (905) 791-7800 x7973 or by email at servicingconnections@peelregion.ca.
- The applicant shall verify the location of the existing service connections to the subject site and the contractor shall locate all existing utilities in the field. Requests for underground locates can be made at <https://www.ontarioonecall.ca/portal/>
- For location of existing water and sanitary sewer infrastructure, please contact Records at (905) 791-7800 x7993 or by e-mail PWServiceRequests@peelregion.ca.

Comments Prepared by: Petrele Francois, Junior Planner



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A83.25
Ward: 2

In Person and Virtual Public Hearing

Why you received this letter:

You are receiving this letter because you are the owner of a neighbouring property within 60m (200ft) of the subject property, or are the agent/interested party/owner of the property for the application.

Details of the application and meeting information:

The property owner of 399 Country Club Cres

, zoned R1-2-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 lot coverage of 31.53% (278.14sq. m) whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25.00% (222.66sq. m) in this instance;
2. A front yard setback of 10.50m (approx. 34.45ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 12.00m (approx. 39.37ft) in this instance;
3. A combined width of side yards of 4.97m (approx. 16.31ft) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 6.03m (approx. 19.78ft) in this instance;
4. A gross floor area – infill residential of 493.49sq m (approx. 5,311.88sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area – infill residential of 366.43sq m (approx. 3,944.22sq ft) in this instance; and
5. A height of eaves of 6.95m (approx. 22.80ft) whereas By-law 0225-2007, as amended, permits a maximum height of eaves of 6.40m (approx. 21.00ft) in this instance.

The Committee has set **Thursday, April 24, 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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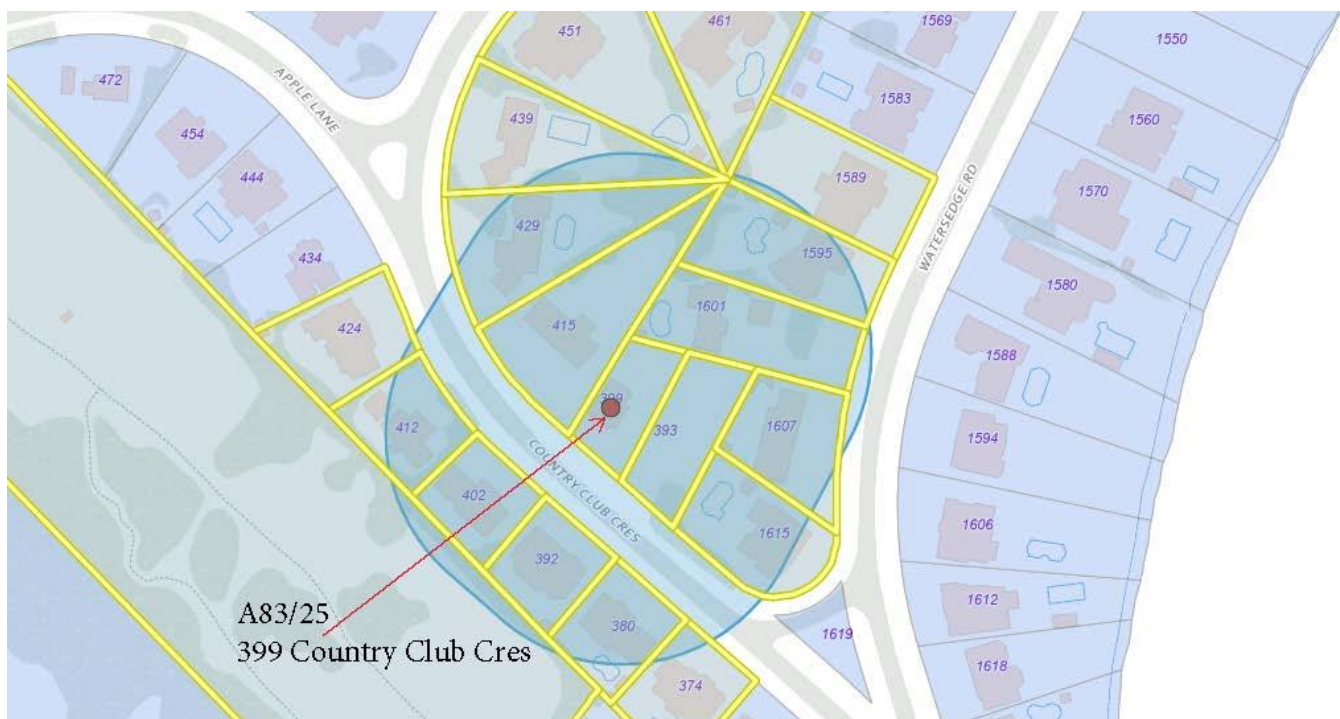
Additional Information:

- 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:
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<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.

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

Date Finalized: 2025-04-17	File(s): A83.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 2025-04-24

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 the construction of a new dwelling proposing:

1. A lot coverage of 31.53% (278.14sq. m) whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25.00% (222.66sq. m) in this instance;
2. A front yard setback of 10.50m (approx. 34.45ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 12.00m (approx. 39.37ft) in this instance;
3. A combined width of side yards of 4.97m (approx. 16.31ft) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 6.03m (approx. 19.78ft) in this instance;
4. A gross floor area – infill residential of 493.49sq m (approx. 5,311.88sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area – infill residential of 366.43sq m (approx. 3,944.22sq ft) in this instance; and
5. A height of eaves of 6.95m (approx. 22.80ft) whereas By-law 0225-2007, as amended, permits a maximum height of eaves of 6.40m (approx. 21.00ft) in this instance.

Amendments

The Building Department is processing Building Permit application BP 9NEW 25-6263. Based on review of the information available in this application, Zoning staff advise that following amendments are required:

1. A lot coverage of 29.9%% (263.81sq. m) whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25.00% (222.66sq. m) in this instance;

4. A gross floor area – infill residential of 464.66sq m (approx. 5,001.56sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area – infill residential of 366.43sqm (approx. 3,944.22sq ft) in this instance; and

6. A height of a flat roof of 8.94m (approx. 29.33ft) whereas By-law 0225-2007, as amended, permits a maximum height of eaves of 7.50m (approx. 24.61ft) in this instance.

Note: The height variance was not included on initial examiner review. Original height was not revised on the resubmitted drawings.

Variances #2, #3 and #5 are correct:

Notwithstanding the above, Planning staff received revised drawings from the applicant on April 11, 2025. As such, variances for lot coverage and gross floor area need to be further amended:

#1 A lot coverage of 28.82%% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25.00% in this instance;

#4 A gross floor area – infill residential of 446.73sq m (approx. 5,001.56sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area – infill residential of 366.43sqm (approx. 3,944.22sq ft) in this instance; and

Recommended Conditions and Terms

Should the Committee see merit in the application, Planning staff recommend that a condition be added to tie approval to the submitted drawings and to permit the variance for a two-storey dwelling only.

Background

Property Address: 399 Country Club Cres

Mississauga Official Plan

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

Zoning By-law 0225-2007

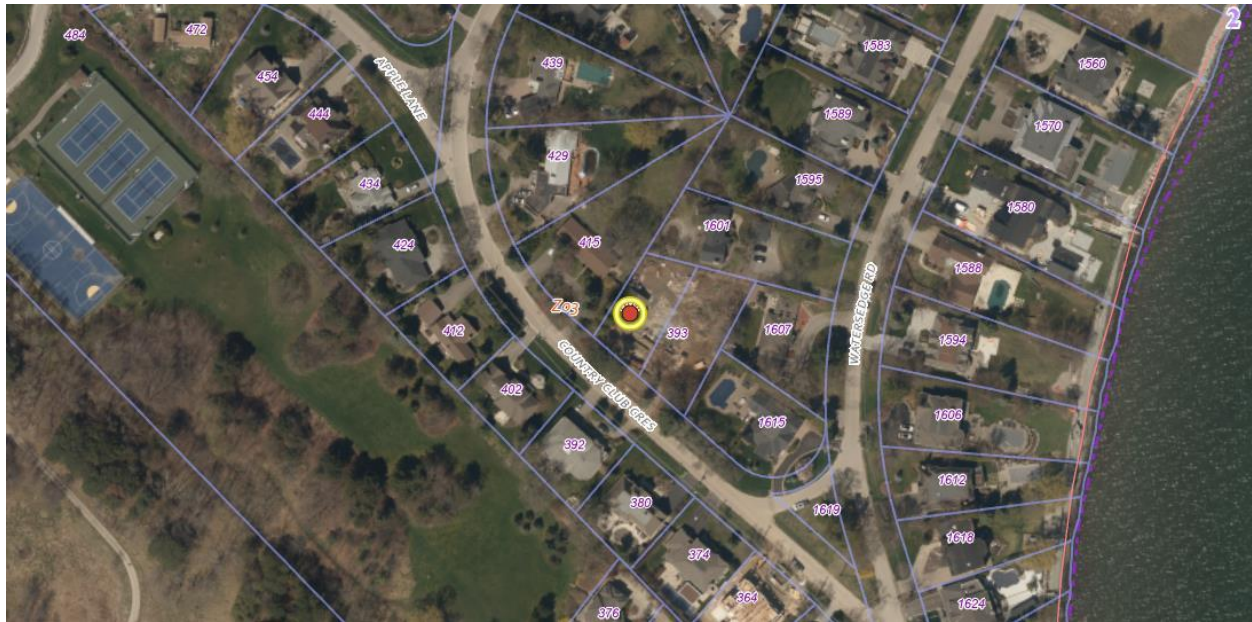
Zoning: R1-2 Residential

Other Applications: Building Permit application BP 9NEW 25-6263

Site and Area Context

The subject property is located within the Clarkson-Lorne Park Neighbourhood, southeast of the Southdown Road and Lakeshore Road West intersection. The immediate neighbourhood is entirely residential, consisting of one and two-storey detached dwellings on lots with mature vegetation in both the front and rear yards. The subject property is a result of a severance and is currently vacant.

The applicant is proposing a new two-storey dwelling requiring variances for lot coverage, gross floor area, combined width of side yards, front yard setback, eave height and dwelling 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:

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

The subject property is located in the Clarkson-Lorne Park Neighbourhood Character Area and is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan. This designation permits only detached dwellings in this instance. 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. The proposed dwelling is a permitted use and possesses a built form consistent with the planned character of the area. Planning staff are of the opinion that the proposed built form is appropriate for the subject property given surrounding conditions and will not negatively impact the streetscape. Staff are satisfied that the general intent and purpose of the official plan are maintained.

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

Staff note that through the original zoning review under the building permit application, Zoning staff missed a variance pertaining to dwelling height. Staff note that no changes have been made to the elevation since the original submission. As such, a variance needs to be added for overall dwelling height.

Further, the applicant has worked with Planning staff to reduce the dwelling's massing. Variances for lot coverage and GFA have been reduced. Staff comments below pertain to the revised numbers.

Variance #1 pertains to lot coverage and Variance #4 requests an increase in the gross floor area (GFA). 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. The intent in restricting gross floor area is to maintain compatibility between existing and new dwellings and ensuring that the existing and planned character of a neighbourhood is preserved. In this instance the proposed dwelling's footprint represents 26.4% of the total lot coverage, while the sunken terrace represents an additional 1.81%; and front porch an additional 0.6%. It is staff's opinion that these elements have little to no massing impacts on abutting properties and the community as a whole. As such, staff are satisfied that the proposal does not represent an overdevelopment of the subject property. Staff are of the opinion that the gross floor area request represents an increase that is in line with new builds in the surrounding area and will not create a significant massing impact. Staff are satisfied that the proposal is sympathetic to both the planned character of the area and existing dwellings. Additionally, staff note that the dwelling meets the individual side yard setback requirements, and the dwelling depth is within the permissible regulations, which further mitigate massing impacts.

Variance #2 requests a reduction in the front yard setback. The intent of a front yard setback is to ensure that a consistent character is maintained along the streetscape and that a sufficient front yard space is incorporated into the design of neighbourhoods. The dwelling is not parallel to the lot line and as such, the required variance is only for a pinch point at the north-west corner. Staff note that the majority of the dwelling maintains the required front yard setback. Staff are satisfied that the reduction is consistent with other dwellings found in the neighbourhood and maintains the streetscape.

Variance #3 pertains to combined width of side yards. The intent of the side yard regulations in the by-law is to ensure that an adequate buffer exists between the massing of primary structures on adjoining properties. Through a review of the immediate neighbourhood, similar deficiencies are common for detached dwellings. The proposed dwelling provides adequate individual side yard setbacks for both the sides, meeting the by-law requirement and maintains an adequate buffer between properties. Staff are satisfied that the proposed combined side yard width is not out of character within the immediate neighbourhood and maintains a sufficient buffer to the neighbouring properties.

Variance #5 requests an increase in eave height and Variance #6 pertains to overall dwelling height. The intent of restricting height of the eaves is to lessen the visual massing of the dwelling by lowering the overall pitch of the roof and bringing the edge of the roof closer to the ground. The intent in restricting height to the flat roof is to reduce the overall massing of a flat roof dwelling as compared to a sloped roof dwelling and to minimize negative impacts on the streetscape and neighbouring properties. Regulating the flat roof height also prevents a third storey as of right due to a combination of maximum permitted height and its architectural style.

Staff note that the definition of a flat roof height changed on October 13, 2023, with the adoption of By-Law Number 0158-2023. The 'Flat Roof' definition has been updated to a roof where 35% or more of the total roof area has a roof angle of less than 15° above the horizontal, instead of the previous 50%. The intent behind changing the definition was to limit roofs which have the appearance of a flat roof but are permitted the greater height permissions of a sloped roof. As such, this variance was identified by Zoning staff based on this technical interpretation.

Staff note that while the applicant requires a flat roof variance due to the definition of a flat roof and the design, the roof appears to be a sloped roof when viewed from the street. The proposed dwelling is 2 storeys in height, and staff are of the opinion that the proposed increase in height is minor. As such, staff are satisfied that the variance is technical in nature. Additionally, the varying rooflines help mitigate massing impacts.

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

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

Staff are satisfied that the proposal represents appropriate development of the subject lands. It is staff's opinion that the proposal poses no massing concerns on abutting properties. Staff are of the opinion that the application maintains the existing and planned context of the surrounding area. Further, staff are satisfied that the variances, both individually and cumulatively, are minor in nature as the proposal will not create any undue impacts to adjoining properties.

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 dwelling will be addressed by our Development Construction Section through Building Permit BP 9NEW-25/6263.

Comments Prepared by: John Salvino, Development Engineering Technologist





Appendix 2 – Zoning Comments

The Building Department is processing Building Permit application BP 9NEW 25-6263. Based on review of the information available in this application, we advise that following amendments are required:

1. A lot coverage of 29.9%% (263.81sq. m) whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25.00% (222.66sq. m) in this instance;
 4. A gross floor area – infill residential of 464.66sq m (approx. 5,001.56sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area – infill residential of 366.43sqm (approx. 3,944.22sq ft) in this instance; and
 6. A height of a flat roof of 8.94m (approx. 29.33ft) whereas By-law 0225-2007, as amended, permits a maximum height of eaves of 7.50m (approx. 24.61ft) in this instance.
- Note: The height variance was not included on initial examiner review. Original height was not revised on the resubmitted drawings.

We also advise that the following variances are correct:

2. A front yard setback of 10.50m (approx. 34.45ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 12.00m (approx. 39.37ft) in this instance;

3. A combined width of side yards of 4.97m (approx. 16.31ft) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 6.03m (approx. 19.78ft) in this instance;

5. A height of eaves of 6.95m (approx. 22.80ft) whereas By-law 0225-2007, as amended, permits a maximum height of eaves of 6.40m (approx. 21.00ft) in this instance.

Please note that comments reflect those provided through the above application submitted 04/08/2025. These comments may no longer be valid should there be changes contained within this Committee of Adjustment application that have not been submitted and reviewed through the application noted above. The applicant must submit any changes and/or updates to information and/or drawings separately through the above application in order to receive updated comments.

Comments Prepared by: 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

Development Engineering: Wendy Jawdek (wendy.jawdek@peelregion.ca)|(905) 791-7800 x6019

Comments:

- Installation of and alterations to property line water valves and chambers and sanitary sewer maintenance holes require inspection by Region of Peel inspectors to confirm if these works are completed in accordance with Region of Peel Design, standards specification and procedures.
- Proposals to connect to an existing service lateral require approval from a Region of Peel inspector at construction stage.
- 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 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.
- All unutilized water and sanitary services shall be abandoned in accordance with Region of Peel design criteria. For more information, please contact Servicing Connections at (905) 791-7800 x7973 or by email at servicingconnections@peelregion.ca.
- The applicant shall verify the location of the existing service connections to the subject site and the contractor shall locate all existing utilities in the field. Requests for underground locates can be made at <https://www.ontarioonecall.ca/portal/>
- For location of existing water and sanitary sewer infrastructure, please contact Records at (905) 791-7800 x7993 or by e-mail PWSERVICERequests@peelregion.ca.

Comments Prepared by: Petrele Francois, Junior Planner



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A84.25
Ward: 6

In Person and Virtual Public Hearing

Why you received this letter:

You are receiving this letter because you are the owner of a neighbouring property within 60m (200ft) of the subject property, or are the agent/interested party/owner of the property for the application.

Details of the application and meeting information:

The property owner of 3202 Flynn Cres, zoned R2-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 addition of a second floor proposing:

1. A side yard setback to the second floor of 2.07m (approx. 6.79ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback to the second floor of 2.41m (approx. 7.91ft) in this instance; and
2. An eave setback from the second floor of 1.62m (approx. 5.31ft) whereas By-law 0225-2007, as amended, requires a minimum eave setback from the second floor of 1.96m (approx. 6.43ft) in this instance.

The Committee has set **Thursday, April 24, 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:

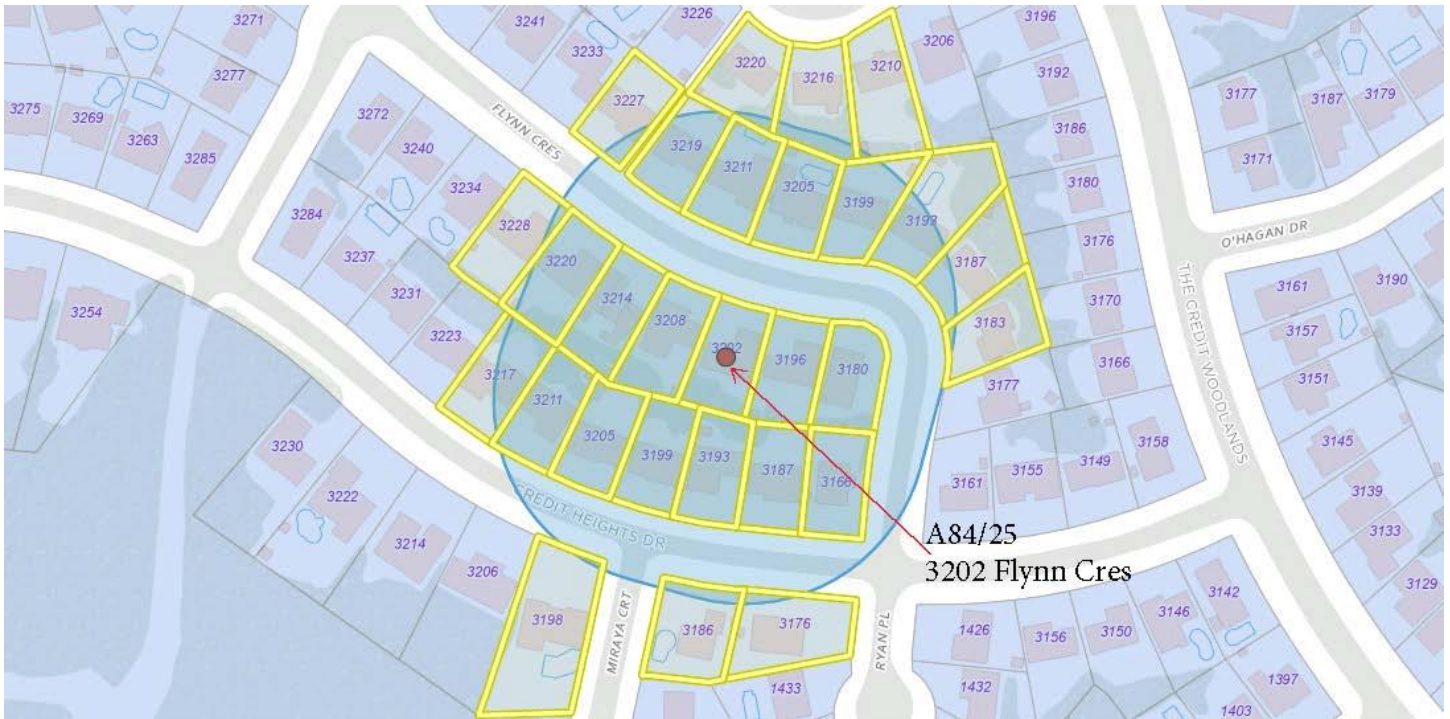
Public participation at hearings helps the Committee make informed decisions. There are several methods to participate:

- **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>

- 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.

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/>.



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

Date Finalized: 2025-04-17	File(s): A84.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 4/24/2025 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 the addition of a second floor proposing:

1. A side yard setback to the second floor of 2.07m (approx. 6.79ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback to the second floor of 2.41m (approx. 7.91ft) in this instance; and
2. An eave setback from the second floor of 1.62m (approx. 5.31ft) whereas By-law 0225-2007, as amended, requires a minimum eave setback from the second floor of 1.96m (approx. 6.43ft) in this instance.

Background

Property Address: 3202 Flynn Cres

Mississauga Official Plan

Character Area: Erindale Neighbourhood
Designation: Residential Low Density I

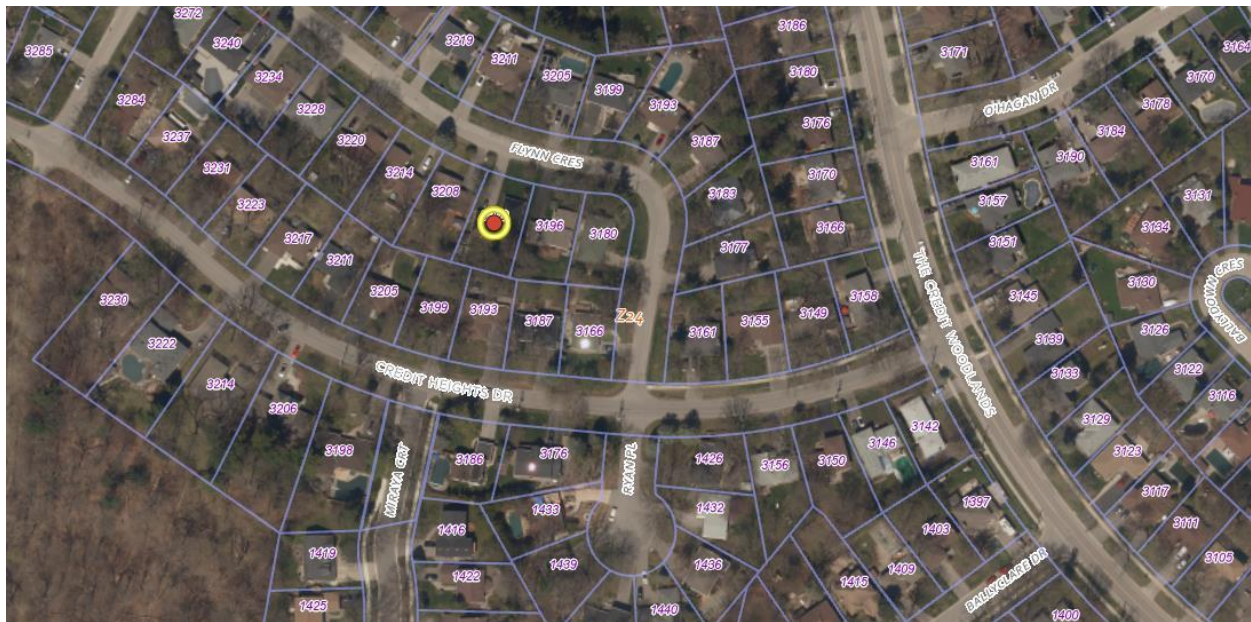
Zoning By-law 0225-2007

Zoning: R2-Residential

Other Applications: BP 9ALT 25-6140**Site and Area Context**

The subject property is located north-west of the Dundas Street West and The Credit Woodlands intersection in the Erindale Neighbourhood Character Area. It is an interior lot containing a single storey detached dwelling with an attached garage. Mature vegetation and limited landscaping elements are present throughout the subject property. The surrounding area is exclusively residential, consisting of detached dwellings on similarly sized lots.

The applicant is proposing to construct a second storey addition requiring variances for side yard setback to the second storey and eaves setback.

**Comments****Planning**

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

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

The subject property is located in the Erindale Neighbourhood Character Area and is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan (MOP). Section 9 of the

MOP promotes development with appropriate urban form and site design, regulating that such development is compatible with existing site conditions, the surrounding context and the landscape of the character area. Staff are of the opinion the proposal is compatible with existing and planned character of the neighbourhood.

Variances 1 and 2 requests a reduction in the side yard setback to the second storey and an eaves setback. The intent of the side yard setback regulation is to ensure an adequate buffer between structures on abutting properties, appropriate drainage can be maintained and to ensure access to the rear yard remains encumbered. The second storey on the proposed dwelling is being built directly over the first storey and incurs the same side yard setback as the first storey. As such, it is staff's opinion that the requested variances are a minor deviation from the by-law and do not contribute to massing concerns on abutting properties. Furthermore, staff are satisfied that the proposed side yards provide an adequate buffer, appropriate drainage can be maintained and access to the rear yard remains unencumbered.

Given the above, staff are satisfied that the proposal maintains the general intent and purpose of the official plan and zoning by-law. Furthermore, staff are satisfied that the variances, both individually and cumulatively, are minor in nature and will not create any undue impacts to adjoining properties or the planned or existing character in the area.

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 addition will be addressed through the Building Permit Process (BP 9 ALT 25-6140).

From our site inspection of the property, we note that we do not foresee any drainage related concerns with the second-floor addition provided that the existing drainage pattern is maintained.



Comments Prepared by: Tony Iacobucci, Development Engineering

Appendix 2 – Zoning Comments

The Building Division is processing Building Permit application BP 9ALT 25-6140. Based on the review of the information available in this application, the requested variances are 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

Appendix 4 – Region of Peel Comments

Development Engineering: Wendy Jawdek (wendy.jawdek@peelregion.ca)|(905) 791-7800 x6019

Comments:

- Installation of and alterations to property line water valves and chambers and sanitary sewer maintenance holes require inspection by Region of Peel inspectors to confirm if these works are completed in accordance with Region of Peel Design, standards specification and procedures.
- Proposals to connect to an existing service lateral require approval from a Region of Peel inspector at construction stage.
- 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 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.
- All unutilized water and sanitary services shall be abandoned in accordance with Region of Peel design criteria. For more information, please contact Servicing Connections at (905) 791-7800 x7973 or by email at servicingconnections@peelregion.ca.
- The applicant shall verify the location of the existing service connections to the subject site and the contractor shall locate all existing utilities in the field. Requests for underground locates can be made at <https://www.ontarioonecall.ca/portal/>
- For location of existing water and sanitary sewer infrastructure, please contact Records at (905) 791-7800 x7993 or by e-mail PWSERVICERequests@peelregion.ca.

Comments Prepared by: Petrele Francois, Junior Planner



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A85.25
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 6719 Glen Erin Dr, zoned H-RA4-45; RA4-45-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 transformer proposing:

1. A transformer and a transformer pad of 7.26sq m (approx. 78.15sq ft) within a landscape buffer whereas By-law 0225-2007, as amended, permits a maximum transformer pad of 5.00sq m (approx. 53.82sq ft) within a landscape buffer in this instance; and
2. A height for a townhouse of 10.75m (approx. 35.27ft) whereas By-law 0225-2007, as amended, permits a maximum height for a townhouse of 10.50m (approx. 34.45ft) in this instance.

The Committee has set **Thursday, April 24, 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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- **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.

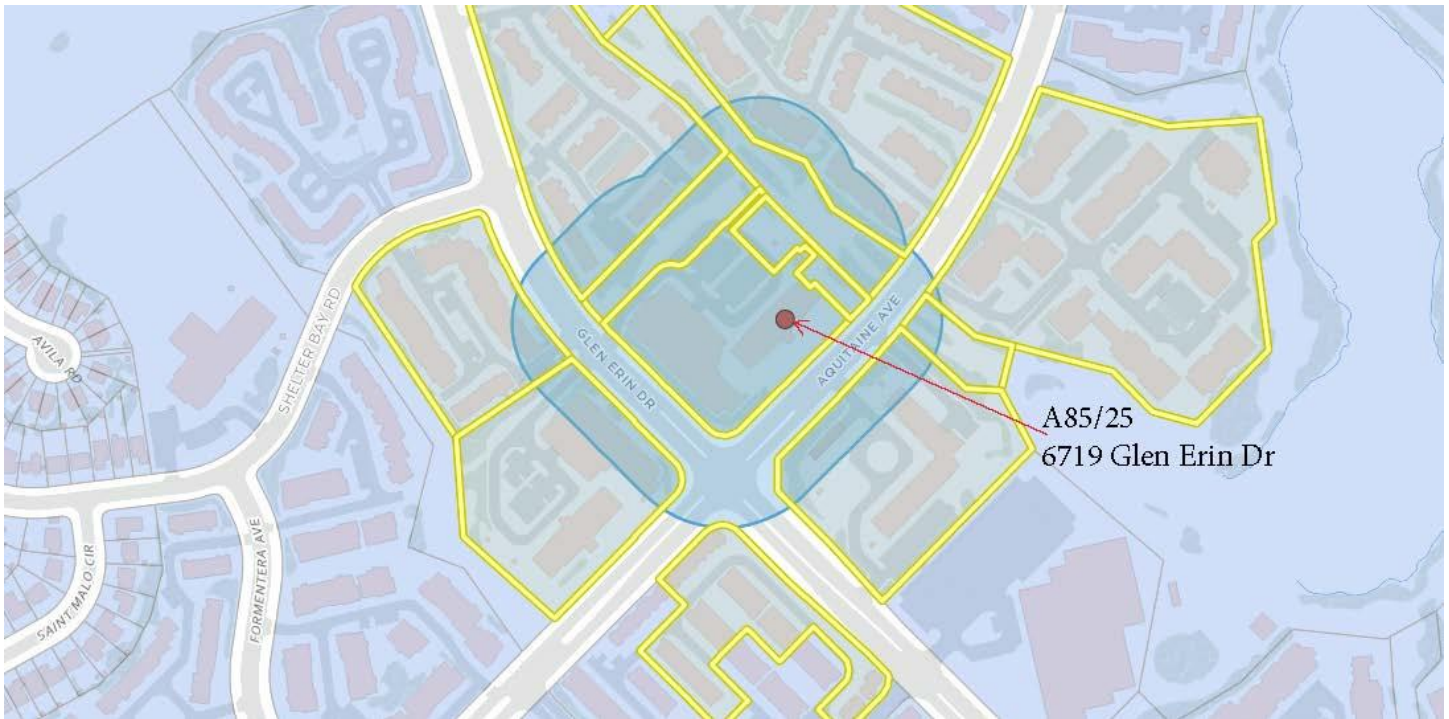
If you wish to view the public hearing online and do not wish to speak, the hearing will be streamed at the following link: <http://www.mississauga.ca/portal/cityhall/council-and-committee-videos>

Additional Information:

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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

Date Finalized: 2025-04-17	File(s): A85.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 4/24/2025 1:00:00 PM

Consolidated Recommendation

The City has no objections to the application, subject to the amendments.

Application Details

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

1. A transformer and a transformer pad of 7.26sq m (approx. 78.15sq ft) within a landscape buffer whereas By-law 0225-2007, as amended, permits a maximum transformer pad of 5.00sq m (approx. 53.82sq ft) within a landscape buffer in this instance; and
2. A height for a townhouse of 10.75m (approx. 35.27ft) whereas By-law 0225-2007, as amended, permits a maximum height for a townhouse of 10.50m (approx. 34.45ft) in this instance.

Amendments

The Building Department is currently processing a site plan approval application under file SP 23-2. Based on review of the information currently available for this application, we advise that the following variance(s) should be amended as follows:

- 1. A transformer and a transformer pad of 7.26sq m (approx. 78.15sq ft) outside Schedule RA4-45 Buildable Area and within a landscape buffer whereas By-law 0225-2007, as amended, permits a maximum transformer pad of 5.00sq m (approx. 53.82sq ft) outside Schedule RA4-45 Buildable Area and within a landscape buffer in this instance;

Background

Property Address: 6719 Glen Erin Dr

Mississauga Official Plan

Character Area: Meadowvale Neighbourhood

Designation: High Density

Zoning By-law 0225-2007

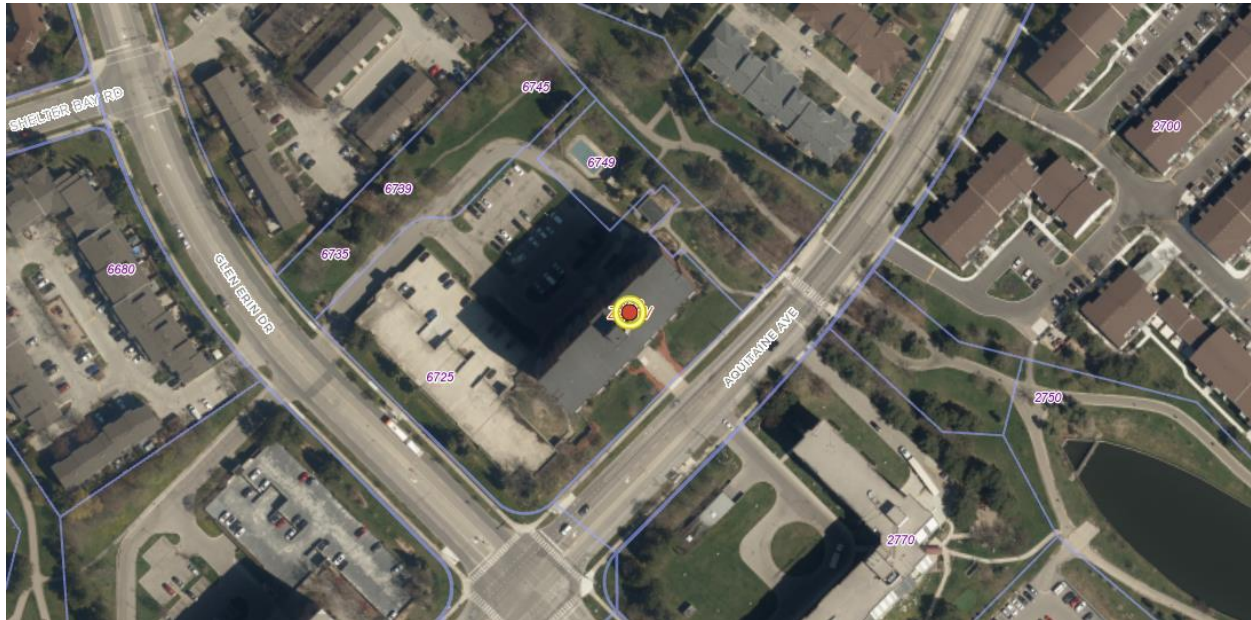
Zoning: H-RA4-45; RA4-45-Residential

Other Applications: SP 23-2 & H-OZ 23-6

Site and Area Context

The subject property is located on the north-east corner of the Glen Erin Drive and Aquitane Avenue intersection in the Meadowvale Neighbourhood Character Area. It currently contains an existing thirteen (13) storey rental apartment building and a two-storey above-grade parking garage. The subject property has a lot area of 1.81 ha (4.46 acres) and a frontage of 134.36m (440.81ft). Limited landscaping and vegetative elements are present on the subject property, with the majority of these elements found along the street frontages and north and east property lines. The surrounding area context is predominantly residential consisting of detached homes, townhouses and apartments. Additionally, the Maplewood Park Pathway directly abuts the property to the east and the Meadowvale Community Centre is located close in proximity to the south.

The applicant is proposing the construction of townhouses requiring a variance for height and size of a transformer pad.



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 within the Meadowvale Neighbourhood Character Area and is designated Residential High Density in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits the proposed apartment dwellings and accessory townhouse dwellings.

The applicant is currently working on an active site plan application (SP 23-2) and a removal of 'H' holding symbol application (H-OZ 23-6) with the City's Development Planning team regarding the subject property. Planning staff note the nature of the two variances sought are to facilitate a design which has been conceptually approved by both the Urban Design and Development Planning teams through their review of the aforementioned development applications.

Variance 1 requests an increase to the transformer pad size. Staff note the variance is technical as transformer requirements are guided by utility providers and their technical specifications. As such, the location and siting of the transformer on the south-west corner of the subject property for the new 12-storey apartment building, abutting Glen Erin Drive, has been identified by Alectra

Utilities as the only viable option. Due to Alectra's standards, a transformer internal to the subject property is not feasible due to standards that do not permit service vehicles to operate across/overtop of an underground parking garage. Furthermore, Alectra standards indicate that the required transformer foundation be a particular size based on the KVA (kilovolt-amperes) produced. Planning staff note the proposed transformer pad corresponds to Alectra's transformer standards and is ultimately required to facilitate power on the subject property.

Variance 2 requests an increase to the height of the proposed townhomes. Staff note the variance is triggered due to the enactment of By-law 0158-2023, which revised the definition of height for townhouses. The revised definition indicates, with reference to the height of a townhouse, that height is measured at the highest point of the roof surface of a flat roof, including a parapet. The applicant has indicated that the inclusion of the parapet in the measurement of height will increase the height of the townhouses to 10.75m. Staff are of the opinion this is a minor deviation to the existing by-law permissions and pose negligible impacts to abutting properties.

Given the preceding information, Planning staff are satisfied that the proposal will facilitate a development that is appropriate for the subject property and will not significantly alter the envisioned development. Furthermore, Planning staff are satisfied that the proposed variances, both individually and cumulatively, meet the general intent and purpose of the official plan and zoning by-law, are minor in nature and result in orderly development of the subject property.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the subject property are being addressed through the Site Plan Application process, File SP-23/02.





Comments Prepared by: Tony Iacobucci, Development Engineering

Appendix 2 – Zoning Comments

The Building Department is currently processing a site plan approval application under file SP 23-2. 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 2:

- Established Grade Calculation Verification.

Based on review of the information currently available for this application, we advise that the following variance(s) should be amended as follows:

- 1. A transformer and a transformer pad of 7.26sq m (approx. 78.15sq ft) outside Schedule RA4-45 Buildable Area and within a landscape buffer whereas By-law 0225-2007, as amended, permits a maximum transformer pad of 5.00sq m (approx. 53.82sq ft) outside Schedule RA4-45 Buildable Area and within a landscape buffer 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 Raphael Hedoo, Zoning Examination Planner

Appendix 3 – Parks, Forestry & Environment

Park Planning Comments

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

The lands to the rear of the property are owned by the City of Mississauga, identified as Lake Aquitaine Trail (P-130), classified as a Significant Natural Area within the City's Natural Heritage System, and zoned G1. Section 6.3.24 of the Mississauga Official Plan states that the Natural Heritage System will be protected, enhanced, restored and expanded through the following measures:

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

Should the application be approved, the Parks and Culture Planning Section provides the following notes:

1. Construction access from the adjacent park/greenlands is not permitted.
2. If access is required to City owned lands, a Consent to Enter Agreement/Park Access Permit will be required.
3. Stockpiling of construction materials and encroachment in the adjacent park/greenlands is not permitted.
4. Prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O. 1990, c.P. 13, as amended) and in accordance with the City's policies and by-laws.

Should further information be required, please contact Nicholas Rocchetti, Planner – Park Planning, Community Services Department at 905-615-3200 ext. 4659 or via email nicholas.rocchetti@mississauga.ca.

Comments Prepared by: Nicholas Rocchetti, Planner

Appendix 4 – Region of Peel Comments

We have no comments or objections to the following applications.

Comments Prepared by: Petrele Francois, Junior Planner

Appendix 5 – Metrolinx

Metrolinx is in receipt of the Minor Variance application for 6719 Glen Erin Dr, to construct a transformer in support of a townhouse development as circulated on March 21st, 2025, and to be heard at Public Hearing on April 24th, 2025, at 1:00 PM. Metrolinx's comments on the subject application are noted below:

- The subject property is located adjacent to a Metrolinx on-street Bus Stop.

GO BUS – ADVISORY COMMENTS

- We note, based on the Site Plan drawing in the submission package, that the existing Metrolinx Bus Stop will remain as-is and not be impacted by the development proposal.
- As the requested variance has no impact on Metrolinx-owned assets/infrastructure, Metrolinx has no objections to the specified variances should the Committee grant approval.

Comments Prepared by: Farah Faroque, Project Analyst



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A89.25
Ward: 1

In Person and Virtual Public Hearing

Why you received this letter:

You are receiving this letter because you are the owner of a neighbouring property within 60m (200ft) of the subject property, or are the agent/interested party/owner of the property for the application.

Details of the application and meeting information:

The property owner of 1594 Kipper Ave, zoned R3-1-Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow an addition proposing:

1. A height of eaves of 7.15m (approx. 23.46ft) whereas By-law 0225-2007, as amended, permits a maximum height of eaves of 6.40m (approx. 21.00ft) in this instance;
2. A combined width of side yards of 2.45m (approx. 8.04ft) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 4.91m (approx. 16.11ft) in this instance;
3. A right interior side yard setback to the first and second storey of 1.23m (approx. 4.04ft) whereas By-law 0225-2007, as amended, requires a minimum right interior side yard setback to the first and second storey of 2.41m (approx. 7.91ft) in this instance;
4. A left interior side yard setback to the first and second storey of 1.22m (approx. 4.00ft) whereas By-law 0225-2007, as amended, requires a minimum left interior side yard setback to the first and second storey of 2.41m (approx. 7.91ft) in this instance;
5. An eaves setback to the interior right side lot line of 0.62m (approx. 2.00ft) whereas By-law 0225-2007, as amended, requires a minimum eaves setback to the interior right side lot line of 1.96m (approx. 6.43ft) in this instance; and
6. An eaves setback to the interior left side lot line of 0.61m (approx. 2.03ft) whereas By-law 0225-2007, as amended, requires a minimum eaves setback to the interior right side lot line of 1.96m (approx. 6.43ft) in this instance.

The Committee has set **Thursday, April 24, 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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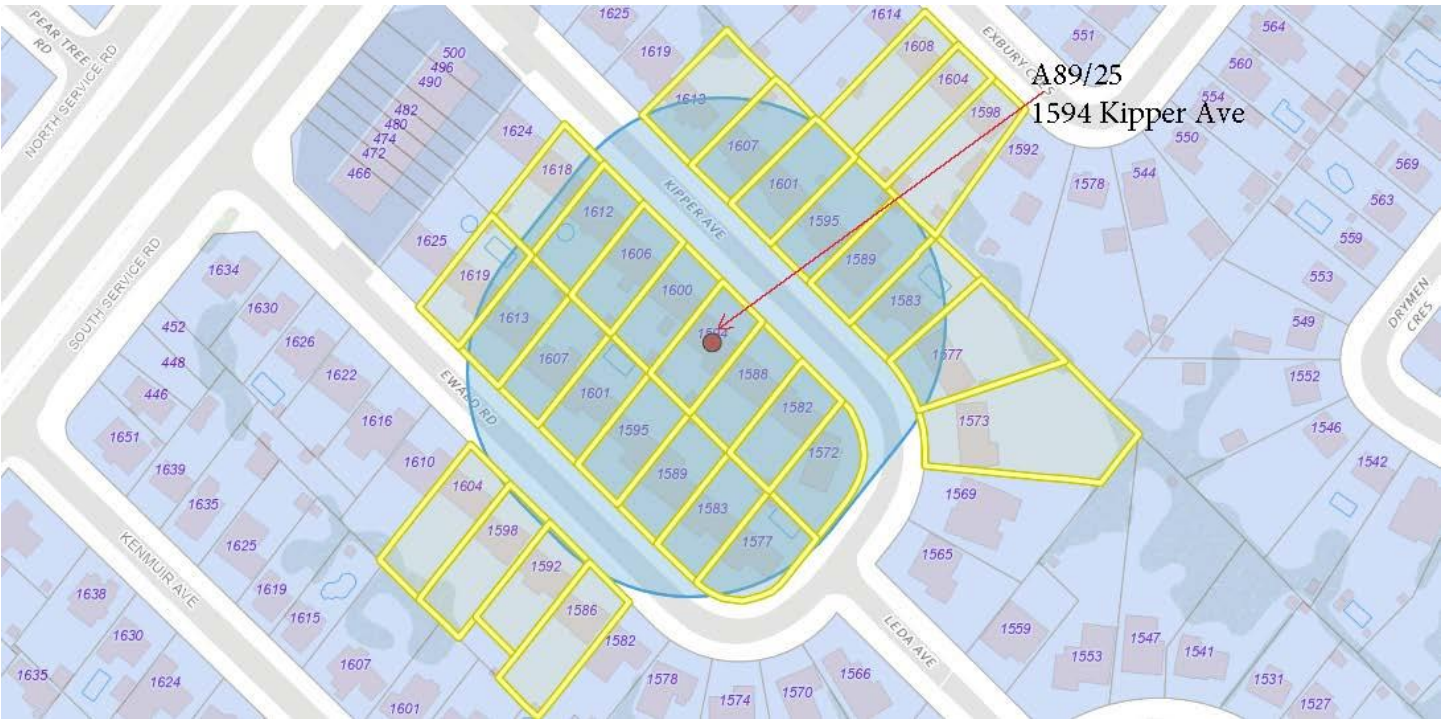
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City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-04-17	File(s): A89.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 4/24/2025 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 to allow an addition proposing:

1. A height of eaves of 7.15m (approx. 23.46ft) whereas By-law 0225-2007, as amended, permits a maximum height of eaves of 6.40m (approx. 21.00ft) in this instance;
2. A combined width of side yards of 2.45m (approx. 8.04ft) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 4.91m (approx. 16.11ft) in this instance;
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Background

Property Address: 1594 Kipper Ave

Mississauga Official Plan

Character Area: Mineola Neighborhood
Designation: Residential Low Density II

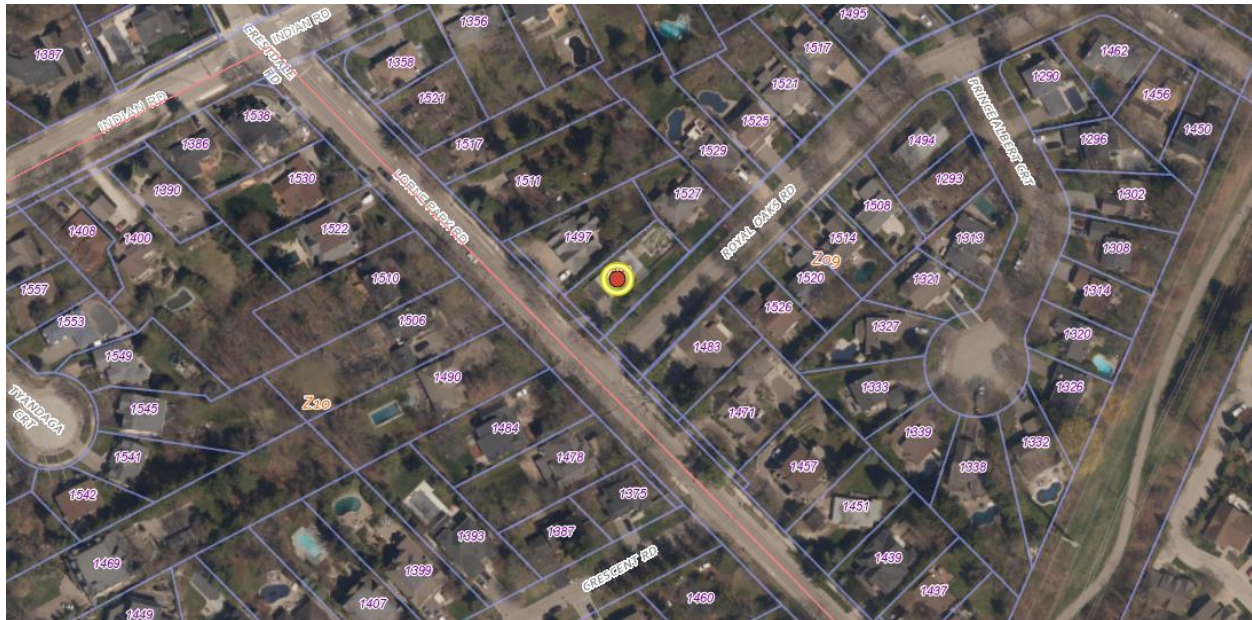
Zoning By-law 0225-2007

Zoning: R3-1-Residential
Other Applications: Building Permit BP 9ALT 25-5938

Site and Area Context

The subject property is located within the Mineola Neighbourhood Character Area, south-west of the Cawthra Road and South Service Road intersection. The immediate neighbourhood is entirely residential consisting of one, one and half and two-storey detached dwellings, on lots with mature vegetation in the front yards. The subject property contains a one-storey detached dwelling with vegetation in the front yard. There are mixed residential commercial units in the vicinity along South Service Road.

The applicant is proposing to construct a second storey addition requesting variances related to eave height and setbacks.



Comments

Planning

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

Staff comments concerning the application are as follows:

The subject property is designated Residential Low Density II on Schedule 10 of the Mississauga Official Plan (MOP). This designation permits detached dwellings only in this instance.

Variance #1 requests an increase in the eave height. The intent of restricting height to the eaves is to lessen the visual massing of dwelling by lowering the overall pitch of the roof and bringing the edge of the roof closer to the ground. This keeps the overall height of the dwelling within human scale. Staff are of the opinion that the increase is minor in nature in this instance. Further, no overall dwelling height variance is required, mitigating massing impacts. Staff are satisfied that the proposed increase in eave height is appropriate for the subject property.

Variances #2 - #6 all pertain to reductions in setbacks. Variance #2 requests a reduction in the combined width of side yards. Variances #3 - #6 pertain to setbacks measured to the first and second storey and the eaves. The intent of the side yard regulations in the by-law is to ensure that an adequate buffer exists between the massing of primary structures on adjoining properties, access to the rear yard remains unencumbered, and that appropriate drainage patterns can be maintained. The application proposes a second storey addition that sits directly

on top of the existing first storey. No exterior changes are proposed to the first storey. This allows the proposal to maintain existing side yard setbacks.

Staff have no concerns with the requested variances, as they are consistent with setbacks found within the immediate area. Staff are satisfied that the proposal maintains an appropriate buffer between adjoining properties. Staff are of the opinion that by maintaining the existing setbacks, the proposal does not hinder access to the rear yard. Further, Transportation and Works staff have raised no drainage concerns.

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: 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 addition will be addressed by our Development Construction Section through Building Permit BP 9ALT-25/5938.

Comments Prepared by: John Salvino, Development Engineering Technologist



Appendix 2 – Zoning Comments

The Building Division is processing Building Permit BP 9ALT 25-5938. Based on the review of the information available in this application, the requested variances are 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: Minan Song, 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

Development Engineering: Wendy Jawdek (wendy.jawdek@peelregion.ca)(905) 791-7800 x6019

Comments:

- Installation of and alterations to property line water valves and chambers and sanitary sewer maintenance holes require inspection by Region of Peel inspectors to confirm if these works are completed in accordance with Region of Peel Design, standards specification and procedures.

- Proposals to connect to an existing service lateral require approval from a Region of Peel inspector at construction stage.
- 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 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.
- All unutilized water and sanitary services shall be abandoned in accordance with Region of Peel design criteria. For more information, please contact Servicing Connections at (905) 791-7800 x7973 or by email at servicingconnections@peelregion.ca.
- The applicant shall verify the location of the existing service connections to the subject site and the contractor shall locate all existing utilities in the field. Requests for underground locates can be made at <https://www.ontarioonecall.ca/portal/>
- For location of existing water and sanitary sewer infrastructure, please contact Records at (905) 791-7800 x7993 or by e-mail PWServiceRequests@peelregion.ca.

Comments Prepared by: Petrele Francois, Junior Planner



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A90.25
Ward: 5

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 6390 Northwest Dr, zoned E3-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 an accessory structure proposing an interior side yard setback of 3.83m (approx. 12.57ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 7.50m (approx. 24.61ft) in this instance.

The Committee has set **Thursday, April 24, 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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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:

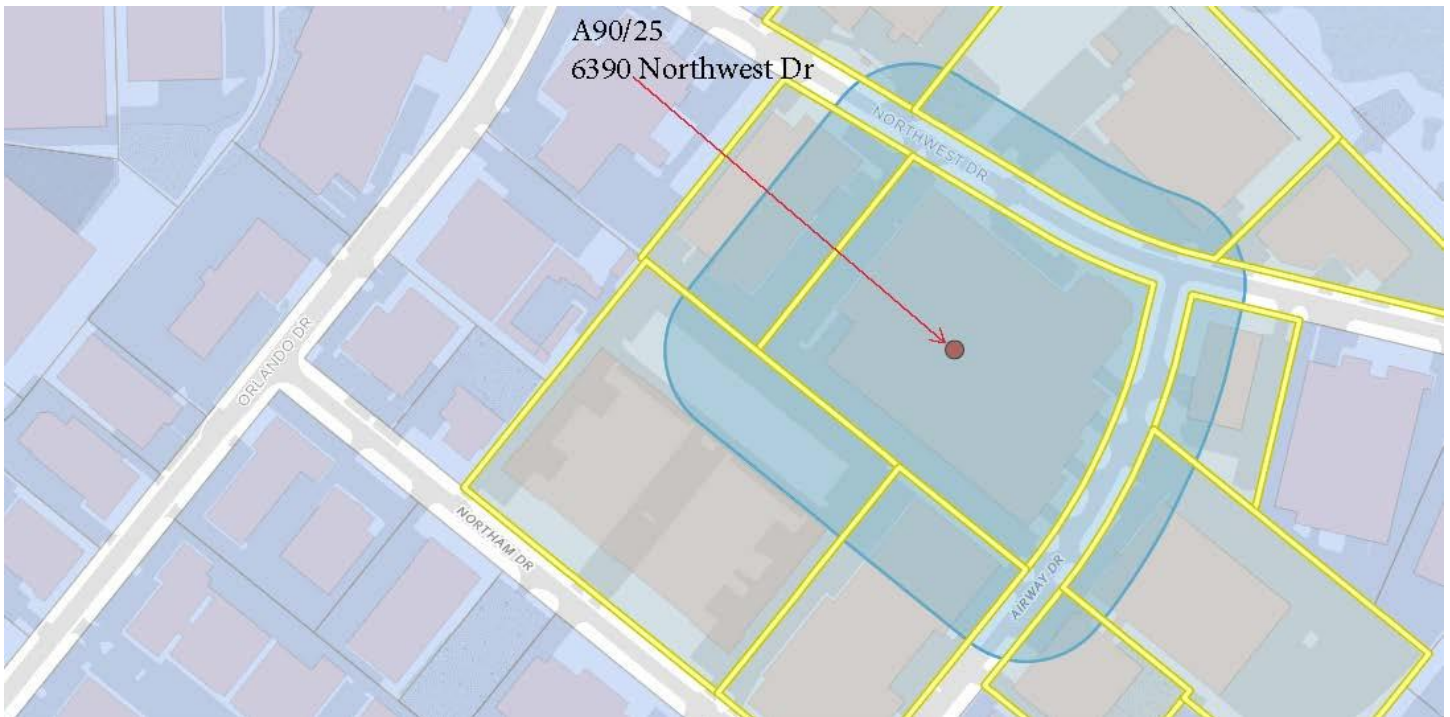
<https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

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

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Legal notice:

Your comments are collected under the legal authority of the Planning Act R.S.O. 1990, Chapter c.P.13, as amended. Your comments regarding this application become the property of the City of Mississauga and will become part of the decision making process of the application. Pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M.56, as amended, public feedback to planning proposals is considered a public record and will be disclosed to any individual (including being posted on the internet) upon request in accordance with Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M.56, as amended. Questions about this collection should be directed to the Secretary-Treasurer, Committee of Adjustment, Office of the City Clerk, 300 City Centre Drive, Mississauga ON L5B 3C1 or (905) 615-3200 x5507.

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-04-17	File(s): A90.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 4/24/2025 1:00:00 PM

Consolidated Recommendation

The City has no objections to the application, subject to the amendments.

Application Details

The applicant requests the Committee to approve a minor variance to allow an accessory structure proposing an interior side yard setback of 3.83m (approx. 12.57ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 7.50m (approx. 24.61ft) in this instance.

Amendments

The Building Department is currently processing a building permit application under file BP 9SMAL 24-4328. Based on review of the information currently available for this application, we advise that the following variance(s) should be amended as follows:

< The applicant requests the Committee to approve a minor variance to allow an accessory structure proposing an interior side yard setback of 3.83m (approx. 12.57ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 7.50m (approx. 24.61ft) in this instance.>

Background

Property Address: 6390 Northwest Dr

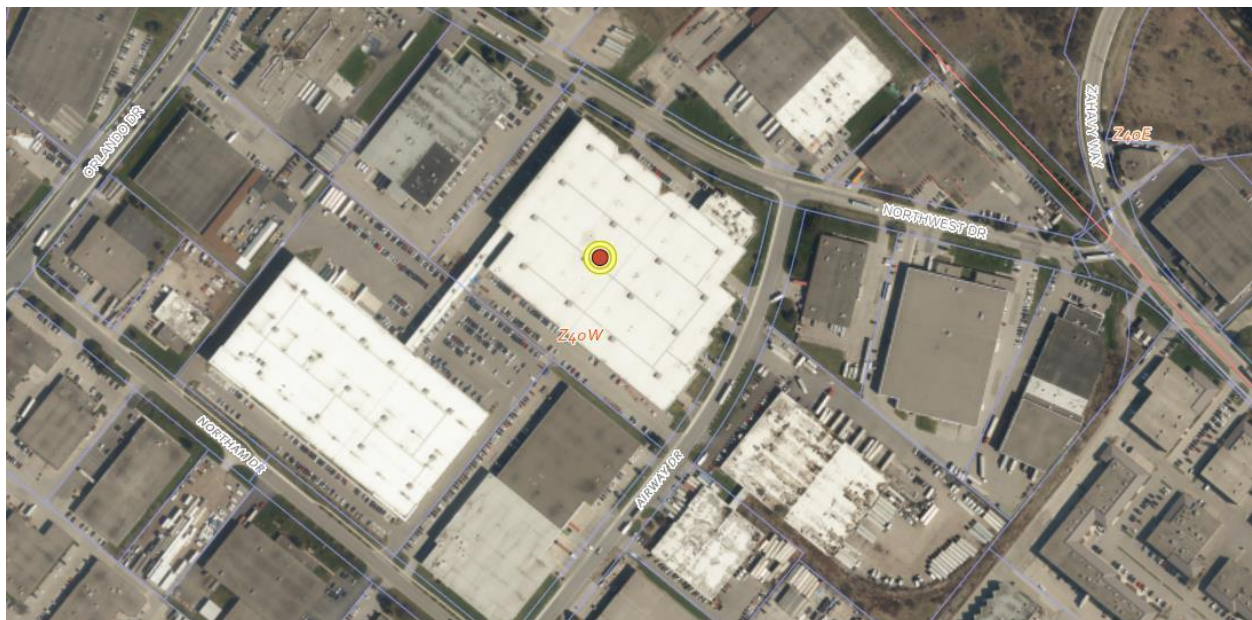
Mississauga Official Plan

Character Area: Northeast Employment Area (East)
Designation: Industrial

Zoning By-law 0225-2007**Zoning: E3-Employment****Other Applications: BP 9SMAL 24-4328****Site and Area Context**

The subject property is located north-east of the American Drive and Viscount Road intersection in the Northeast Employment Character Area. It is a corner lot containing a single storey industrial building with a two-storey office component attached at the east side of the building. Limited landscaping and vegetative elements are present on the subject property. The surrounding area context is exclusively industrial, consisting of industrial buildings on varied sized lots.

The applicant is proposing to construct an accessory structure to house a generator requiring a variance for 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:

Planning staff note the applicant is proposing to construct an accessory structure to house a generator located in the subject property's exterior side yard between bay door's 2 and 3.

The subject property is located within the Northeast (East) Employment Character Area and is designated Industrial 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.

The sole variance requests a reduction in the exterior side yard setback between the accessory structure (generator) and the exterior side yard. The general intent of exterior side yard regulations is to ensure that an adequate buffer exists between a structure's massing and the public realm. The generator is 2.89m (9.5ft) in height and will be located behind a proposed privacy fence. The proposed generator is clearly subordinate to the industrial building with the privacy fence also providing screening of the generator from the streetscape. Given the preceding information, the proposal is appropriate for the subject property, will not have impacts to abutting properties or the streetscape and will not impact the functionality of the site for employment uses.

Given the preceding information, staff are satisfied the proposal maintains the general intent and purpose of the official plan and zoning by-law. The proposed variance is minor in nature and will not create any undue impacts to adjoining properties or the planned and existing character of the area.

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 accessory structure (generator) will be addressed through the Building Permit Process (BP 9SMAL 24-4328).





Comments Prepared by: Tony Iacobucci, Development Engineering

Appendix 2 – Zoning Comments

The Building Department is currently processing a building permit application under file 24-4328. Based on review of the information currently available for this application, we advise that the following variance(s) should be amended as follows:

< The applicant requests the Committee to approve a minor variance to allow an accessory structure proposing an exterior side yard setback of 3.83m (approx. 12.57ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback of 7.50m (approx. 24.61ft) 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

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

Appendix 4 – Region of Peel Comments

We have no comments or objections to the following applications.

Comments Prepared by: Petrele Francois, Junior Planner



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A458.24
Ward: 7

In Person and Virtual Public Hearing

Why you received this letter:

You are receiving this letter because you are the owner of a neighbouring property within 60m (200ft) of the subject property, or are the agent/interested party/owner of the property for the application.

Details of the application and meeting information:

The property owner of 1016 Mississauga Heights Dr, zoned R1-8 - 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 accessory structure proposing:

1. A driveway width of 11.87m (approx. 38.94ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m (approx. 27.89ft) in this instance;
2. A hammerhead length of 6.70m (approx. 21.98ft) whereas By-law 0225-2007, as amended, permits a maximum driveway hammerhead length of 3.00m (approx. 9.84ft) in this instance;
3. A walkway attachment of 3.57m (approx. 11.71ft) whereas By-law 0225-2007, as amended, permits a maximum walkway attachment of 1.50m (approx. 4.92ft) in this instance; and
4. A walkway attachment of 3.25m (approx. 10.66ft) whereas By-law 0225-2007, as amended, permits a maximum walkway attachment of 1.50m (approx. 4.92ft) in this instance.

The Committee has set **Thursday, April 24, 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: 2025-04-17	File(s): A458.24
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 4/24/2025 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 an accessory structure proposing:

1. A driveway width of 11.87m (approx. 38.94ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m (approx. 27.89ft) in this instance;
2. A hammerhead length of 6.70m (approx. 21.98ft) whereas By-law 0225-2007, as amended, permits a maximum driveway hammerhead length of 3.00m (approx. 9.84ft) in this instance;
3. A walkway attachment of 3.57m (approx. 11.71ft) whereas By-law 0225-2007, as amended, permits a maximum walkway attachment of 1.50m (approx. 4.92ft) in this instance; and
4. A walkway attachment of 3.25m (approx. 10.66ft) whereas By-law 0225-2007, as amended, permits a maximum walkway attachment of 1.50m (approx. 4.92ft) in this instance.

Background

Property Address: 1016 Mississauga Heights Dr

Mississauga Official Plan

Character Area: Erindale Neighbourhood
Designation: Greenlands & Residential Low Density I

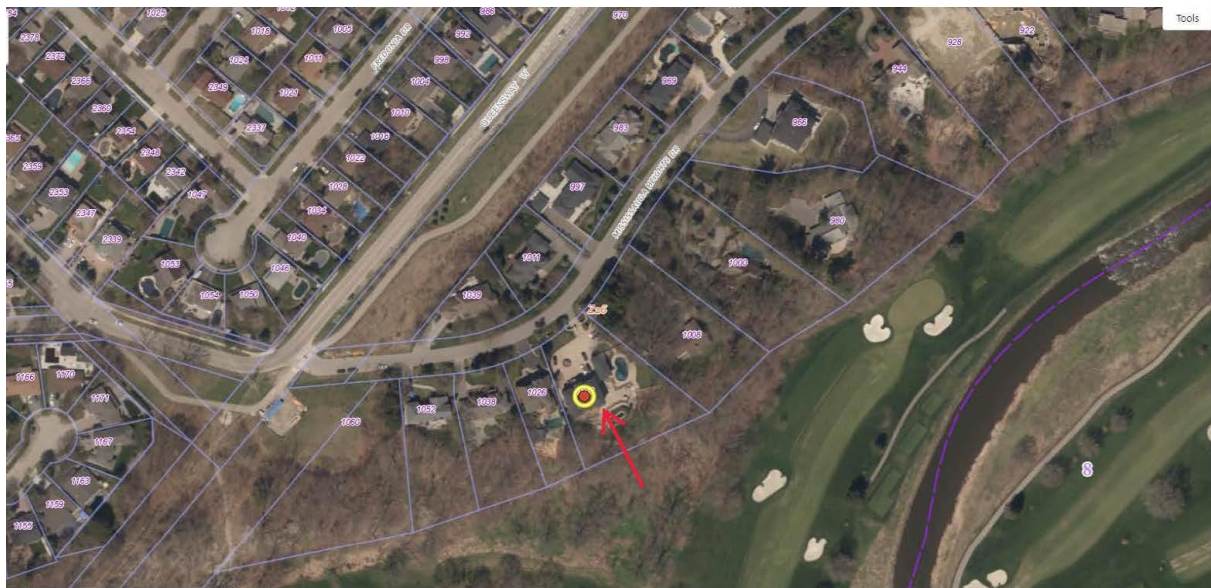
Zoning By-law 0225-2007

Zoning: R1-8 - Residential

Other Applications: BP 9ALT 22-5175**Site and Area Context**

The subject property is located in the Erindale Neighbourhood Character Area. It currently contains a two-storey detached dwelling with a single storey detached garage. Significant mature vegetation is present in both the front and rear yards. The surrounding area context is predominantly residential, consisting of detached dwellings on lots of varying sizes. The property slopes down towards the rear, where it backs onto the Mississauga Golf and Country Club and the Credit River.

The applicant is proposing to construct a new driveway requiring variances for driveway width, hammerhead length and walkway 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*.

City Department and Agency Comments	File:A458.24	2025/04/17	3
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Staff comments concerning the application of the four tests to this minor variance request are as follows:

The application was deferred on October 24th, 2024, to allow the applicant an opportunity to redesign the existing driveway. Planning staff raised concerns about the driveway width, circular driveway coverage, and hammerhead length and width. The applicant has since revised the drawings to address staff's concerns pertaining to the driveway.

The subject property is located in the Erindale Neighbourhood Character Area and is designated Greenlands and Residential Low Density I. Section 9 of the Mississauga Official Plan (MOP) promotes development (including its features such as driveways and landscaping) with appropriate urban form and site design, regulating that such development is compatible with the existing conditions, the surrounding context and the landscape of the character area. The planned character of the area are dwellings accessed by appropriately sized driveways. The proposed driveway is compatible with the existing or planned character of the area.

Variance 1 pertains to an increase in the driveway width. City Council passed By-Law 0182-2024, on October 09, 2024, amending the City's parent zoning by-law 0225-2007, to permit a maximum driveway width of 8.5m (27.88ft) for lot frontages 17m or greater. The subject property has an approximate lot frontage of +/- 29.98m (98.35ft). The driveway maintains a width of 4m to 6m for a majority of the circular driveway surface, as well as 5.92m at the property's entrance, which is well below the maximum permissible regulation. The area where it exceeds the maximum permissible regulations is near the detached garage and the hammerhead portion of the driveway. Staff note the areas which exceed the maximum permissible regulations are required to facilitate vehicular movement on the circular driveway as well as vehicular movement in and out of the detached garage. Further, staff note the proposed driveway does not require additional variances for setbacks or soft landscaping. Staff are of the opinion that the proposed driveway width is appropriately sized for the subject property.

Variance 2 requests an increase to the hammerhead length. Planning staff conveyed concerns to the applicant regarding the hammerhead length. The applicant revised the proposed hammerhead length of 3m and has updated the drawings accordingly. Staff have no further concerns with the revised hammerhead. While Planning staff are not in a position to interpret the zoning by-law, staff are of the opinion variance 2 is not required as the newly proposed hammerhead length now meets the by-law requirement.

Variances 3 and 4 requests an increase in walkway width. The intent of the walkway attachment provision is to help define the entryway to the dwelling and other areas of the subject property, while permitting safe movement of pedestrians and prohibiting vehicle accommodation. The walkway width variance is measured diagonally at its widest point and that the walkway tapers down to 2m. Staff are of the opinion that the proposed walkway is appropriately sized for the subject property. Given the nature of the walkway design and location, staff are of the opinion that the walkways cannot accommodate vehicular access and parking.

Planning staff are of the opinion that the proposed variances meet the general intent and purpose of the official plan and zoning by-law. Further, the proposed variances are minor in nature and results in orderly development of the subject property.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

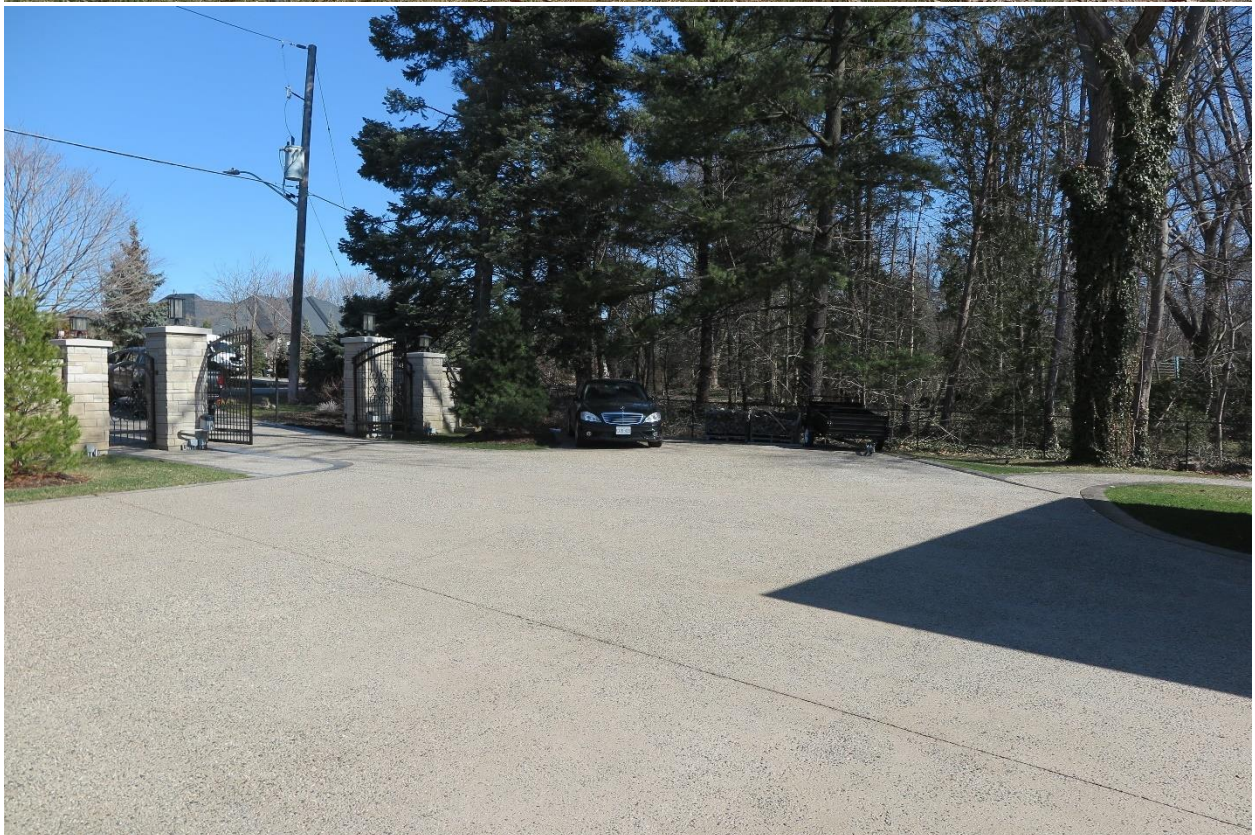
Appendices

Appendix 1 – Transportation and Works Comments

Enclosed for Committee's ease of reference are photos depicting the subject property. Acknowledging the unique design and construction of the driveway, we note that the widened portion of the driveway is not located within the Mississauga Heights Drive municipal right-of-way.







Comments Prepared by: Tony Iacobucci, Development Engineering

Appendix 2 – Zoning Comments

The Building Division is processing Building Permit application BP 9ALT 22-5175. Based on the review of the information available in this application, the requested variances are 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

Appendix 4 – Region of Peel Comments

Minor Variance Application: A-24-458M / 1016 Mississauga Heights Drive

Development Engineering: Wendy Jawdek (wendy.jawdek@peelregion.ca)(905) 791-7800 x6019

Comments:

- Property line water service shut off valves and water services within the road allowance are owned by the Region of Peel. All water services shall have shut-off valves (curb stops and boxes) installed at the property line, be flush with grade, and accessible at all times. For residential applications, shut off valves and service lines shall be installed in grass areas with a minimum distance of 1.0m from the edge of the driveway.

Note: Petrele Francois (petrele.francois@peelregion.ca)(905) 791-7800 x3356

- Please be advised that the subject lands are located in the regulated area of the Credit Valley Conservation Authority (CVC). We request that City staff consider comments from the CVC and incorporate their conditions of approval appropriately.

Comments Prepared by: Petrele Francois, Junior Planner

Appendix 5- Credit Valley Conservation Comments

Based on the review of the information provided, CVC has no objection to the approval of the proposed minor variance at this time as all works proposed are sufficiently setback from the natural features of interest to CVC.

The applicant is advised that the subject property is regulated by CVC and a CVC permit/clearance is required for the proposed works as well as all future works proposed on the property.

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

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

Comments Prepared by: Stuti Bhatt, Junior Planner



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A535.24
Ward: 6

In Person and Virtual Public Hearing

Why you received this letter:

You are receiving this letter because you are the owner of a neighbouring property within 60m (200ft) of the subject property, or are the agent/interested party/owner of the property for the application.

Details of the application and meeting information:

The property owner of 1060 Dream Crest Rd, zoned R5 - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow the construction of an driveway proposing

1. A driveway width of 7.20m (approx. 23.62ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.69ft) in this instance;
2. A front yard landscaping of 28.00% whereas By-law 0225-2007, as amended, requires a minimum front yard landscaping of 30.00% in this instance.

The Committee has set **Thursday, April 24, 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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Additional Information:

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<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

Date Finalized: 2025-04-17	File(s): A535.24
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 4/24/2025 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 the construction of an driveway proposing

1. A driveway width of 7.20m (approx. 23.62ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.69ft) in this instance;
2. A front yard landscaping of 28.00% whereas By-law 0225-2007, as amended, requires a minimum front yard landscaping of 30.00% in this instance.

Background

Property Address: 1060 Dream Crest Rd

Mississauga Official Plan

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

Zoning By-law 0225-2007

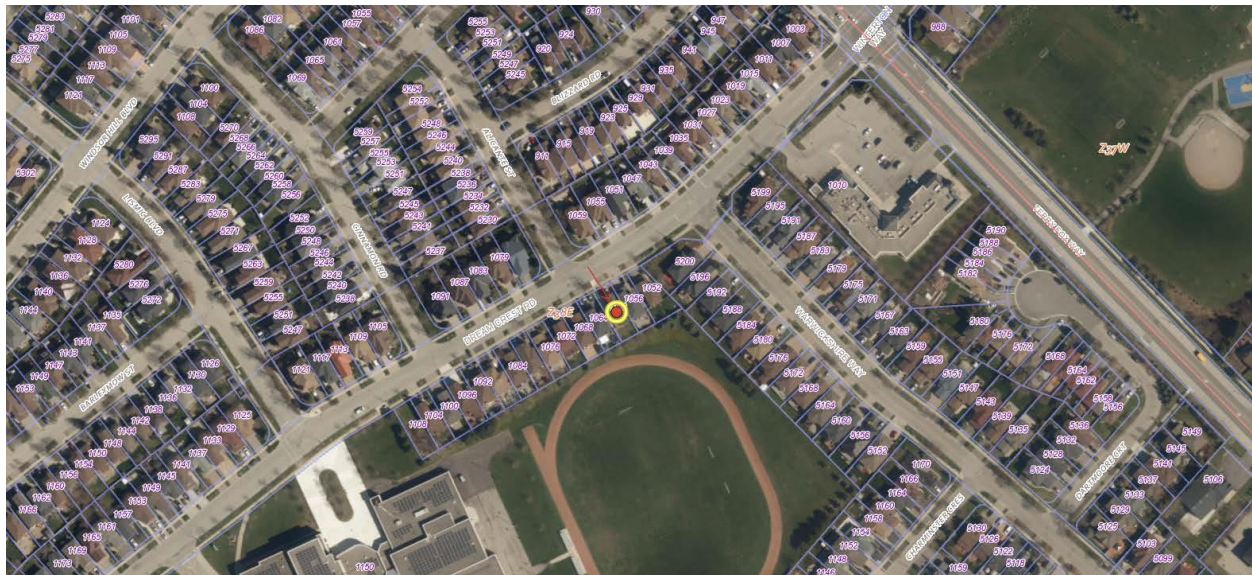
Zoning: R5 - Residential

Other Applications: None

Site and Area Context

The subject property is located north-west of the Eglinton Avenue West and Terry Fox Way intersection in the East Credit Neighbourhood Character Area. It is an interior lot containing a two-storey detached dwelling with an attached garage. Limited landscaping and vegetative elements are present on the subject property. The surrounding area is exclusively residential, consisting of detached and semi-detached dwellings. Additionally, Rick Hansen Secondary School abuts the property to the rear.

The applicant is proposing to construct a new driveway requiring variances for driveway width and soft landscaping in the front 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:

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

The subject property is located in the East Credit Neighbourhood Character Area and is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP). 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 planned character of the area are dwellings accessed by appropriately sized driveways. Staff note the proposal will facilitate a reasonably sized driveway for the subject site.

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

Variance 1 requests a reduction in the required soft landscaped area in the front yard. The intent of the by-law regulation ensures hardscaping does not dominate the front yard or the extent of the lot frontage. Staff are of the opinion that the reduction in soft landscaped area in the front yard is minimal and maintains an appropriate balance between the hard and soft landscape areas

Variance 2 requests an increase in driveway width. The intent of the driveway regulations in the by-law is to permit a driveway large enough to suitably accommodate the required number of parking spaces for a dwelling, with the remainder of lands in the front yard being soft landscaping. Staff are of the opinion that the increase in driveway width is minor as it appropriately aligns with the garage doors and does not significantly reduce the front yard landscaping. Furthermore, staff are satisfied that the proposed driveway width does not facilitate the parking of additional vehicles across the driveway, nor does it create excessive hardscaping on the property.

Given the above, Planning staff are satisfied that the application 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?

Staff are satisfied that the proposed variances meet the general intent and purpose of both the official plan and zoning by-law. Furthermore, staff note the proposal is minor in nature and represents appropriate development of the subject property.

Comments Prepared by: Sara Ukaj, Planning Associate

Appendices

Appendix 1 – Transportation and Works Comments

Enclosed for Committee's ease of reference are photos depicting the subject property.

This Department has no objection to Variance #1 requesting a 7.2 m driveway width as depicted on the revised Site Plan dated February 25, 2025. We note a portion of the existing driveway located in the municipal right-of-way is required to be removed to facilitate the 7.2 m driveway width. We request that any disturbed areas located within the municipal boulevard (area between the municipal curb and property line) are to be re-instated with a topsoil and sodded condition as depicted on the submitted plan.



Comments Prepared by: Tony Iacobucci, Development Engineering

Appendix 2 – Zoning Comments

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

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

Comments Prepared by: Ladan Javanbakht-Samani, 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 Permit Application, 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/>.

Additionally, Forestry notes that any construction works affiliated with the removal of concrete paving on Dream Crest Rd. may impact a City owned tree, possibly resulting in tree injury. However, the reinstatement of sod is supported as that is a preferable condition for trees. Care should be taken to protect the below noted tree as best as possible:

City Department and Agency Comments	File:A535.24	2025/04/17	7
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- English Oak: 32cm DBH, good-fair condition, minimum Tree Protection Zone (TPZ) 1.9m, located west of the driveway, City owned tree.

If necessary, Tree Protection Hoarding for City trees shall be installed as per By-law 0020-2022. Any public tree injuries and/or removals need to apply for Tree Application Permits as noted in Item 1. As per this By-law, no person shall perform any work within a TPZ without a valid permit.

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

Property line water service shut off valves and water services within the road allowance are owned by the Region of Peel. All water services shall have shut-off valves (curb stops and boxes) installed at the property line, be flush with grade, and accessible at all times. For residential applications, shut off valves and service lines shall be installed in grass areas with a minimum distance of 1.0m from the edge of the driveway.

Comments Prepared by: Petrele Francois, Junior Planner