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## Committee of Adjustment

**Date:** July 10, 2025  
**Time:** 3:30 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](mailto:evan.pu@mississauga.ca)

Natalia Joffre, Committee of Adjustment Coordinator, Legislative Services  
905-615-3200 ext.5507 or 8696  
[natalia.joffreanez@mississauga.ca](mailto: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](mailto: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](mailto: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](http://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 A189.25  
98 Vista Blvd (Ward 11)
    - 4.2 A190.25  
7050 Bramalea Rd, Unit 7 (Ward 5)
    - 4.3 A196.25 - A205.25  
2494-2510 Cliff Rd & 306 King St E (Ward 7)
    - 4.4 A208.25  
2875 Lakeshore Rd W (Ward 2)
    - 4.5 A43.25  
4327 Bridlepath Tr (Ward 8)
  5. OTHER BUSINESS
  6. ADJOURNMENT

### **In Person and Virtual Public Hearing**

**Why you received this letter:**

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

**Details of the application and meeting information:**

The property owner of 98 Vista Blvd, zoned RL-103 - 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 a lot coverage of 38.84% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% in this instance.

The Committee has set **Thursday, July 10, 2025 at 3:30 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

**How to participate:**

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- **Submit a written comment:** Written comments to the Committee must be received no later than 4:30 p.m. on the Friday prior to the hearing. Submissions are accepted by email at [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca) or by mailing the Committee of Adjustment, 300 City Centre Drive 2<sup>nd</sup> Floor, Mississauga, ON L5B 3C1. Please include your name, your address, and the file number or property address you are commenting on. Should you wish to have your personal information removed from your comment, please contact our office as soon as possible after your submission. Our offices will attempt to de-identify and remove your personal information from your comment. Please note that your information will only be redacted once the request is received.

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

<http://www.mississauga.ca/portal/cityhall/council-and-committee-videos>

**Additional Information:**

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

- If you wish to be notified of the decision of the Committee, you must submit a written request to [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca) or by mailing the Committee of Adjustment, 300 City Centre Drive 2<sup>nd</sup> Floor, Mississauga, ON L5B 3C1. This will also entitle you to be advised of any Ontario Land Tribunal (OLT) appeals.

#### **Committee of Adjustment Appeal Process:**

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# City of Mississauga

## Memorandum:

### City Department and Agency Comments

Date Finalized: 2025-07-03	File(s): A189.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 7/10/2025 3:30:00 PM

## Consolidated Recommendation

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

## Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of a new dwelling proposing a lot coverage of 38.84% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% in this instance.

## Background

**Property Address:** 98 Vista Blvd

### Mississauga Official Plan

Character Area: Streetsville Neighbourhood  
Designation: Residential Low Density I

### Zoning By-law 0225-2007

**Zoning:** RL-103 - Residential

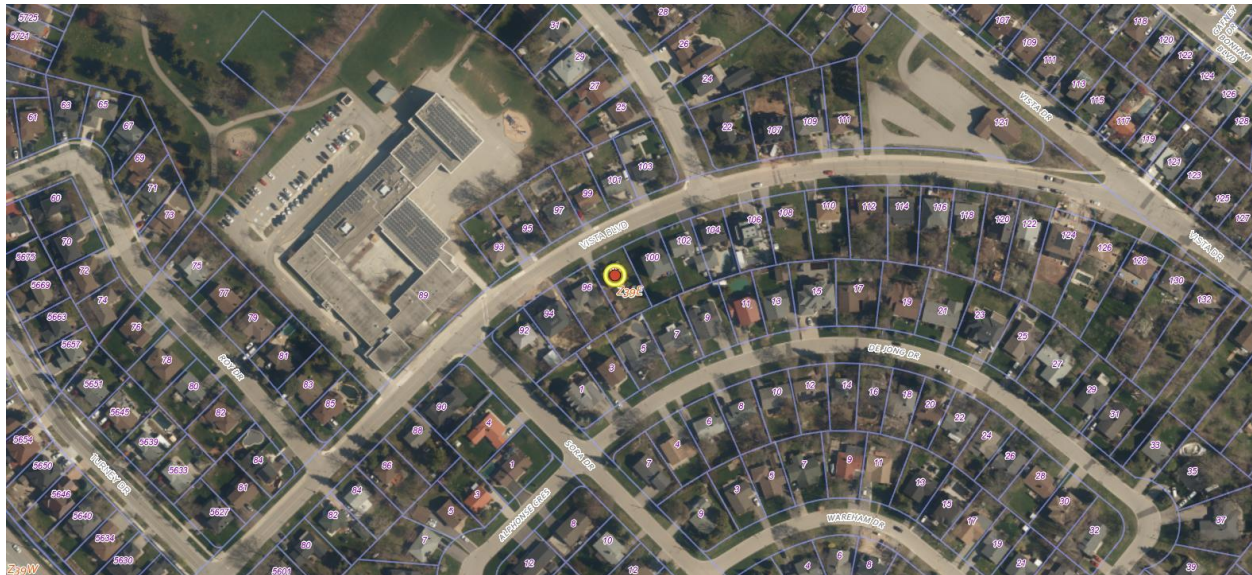
**Other Applications:** None

### Site and Area Context

The subject property is located north-east of the Thomas Street and Erin Mills Parkway intersection in the Streetsville Neighbourhood Character Area. It is an interior lot containing a

single storey detached dwelling. Limited landscaping and vegetative elements are present throughout the subject property. The surrounding area context is exclusively residential, consisting of detached dwellings on similarly sized parcels.

The applicant is proposing to construct a dwelling requiring a variance for lot coverage.



## 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 Streetsville Neighbourhood Character Area and is designated Residential Low Density I. Section 9 of the Mississauga Official Plan (MOP) promotes development 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. Staff are satisfied that the proposal is in line with the existing dwellings in the neighbourhood and is consistent with the planned character of the surrounding community.

The sole variance pertains to an increase in lot coverage. The intent in restricting lot coverage is to ensure that there isn't an overdevelopment of the lot which would impact the streetscape as

well as abutting properties. Staff note the proposed dwelling accounts for 37.86% of the lot coverage while the front and rear porch account for an additional 0.98% to the total lot coverage. Planning staff note the proposed dwelling is one storey in height and does not require additional variances for gross floor area, height or setbacks, thereby limiting massing impacts on abutting properties. Staff are of the opinion that the proposal does not represent an overdevelopment of the subject property and is in line with both original and newer dwellings in the surrounding context.

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

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner



## Appendices

### Appendix 1 – Transportation and Works Comments

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed dwelling will be addressed through the Building Permit Process.





Comments Prepared by: Tony Iacobucci, Development Engineering

## **Appendix 2 – Zoning Comments**

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

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

Comments Prepared by: Carrie Chan Patch, 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](mailto:jamie.meston@mississauga.ca).

Comments Prepared by: Jamie Meston, Landscape Technician

#### **Appendix 4 – Region of Peel Comments**

Development Engineering: Brian Melnyk ([brian.melnyk@peelregion.ca](mailto:brian.melnyk@peelregion.ca)) | (905) 791-7800 x3602

##### **Comments:**

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design criteria. An upgrade of your existing service is 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](mailto: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](mailto: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](mailto:servicingconnections@peelregion.ca).

Comments Prepared by: Petrele Francois, Junior Planner

#### **Appendix 5 – Peel District School Board Comments**

PDSB has the following comment for the above-noted and attached minor variance.

This proposed development is located across from Vista Heights P.S. (Grades K-5). PDSB requests that appropriate safety measures be applied during site preparation and construction (fencing between sites/scheduled movement of materials and equipment outside of drop off/pick up and lunch hours) to protect students/staff walking or driving to and from the school site. Please advise PDSB of any project updates and scheduling of site works so planning staff can advise the appropriate staff at the school location and gather up to date school hours info. [zach.tessaro@peelsb.com](mailto:zach.tessaro@peelsb.com)

Comments Prepared by: Zach Tessaro, Planner - Development





# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A190.25  
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 7050 Bramalea Rd, Unit 7, zoned E2 - 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 additional use proposing a Motor Vehicle Sales, Leasing and/or Rental Facility - Restricted without any public display in E2 Zone whereas By-law 0225-2007, as amended, does not allow a Motor Vehicle Sales, Leasing and/or Rental Facility - Restricted without any public display in E2 Zone in this instance.

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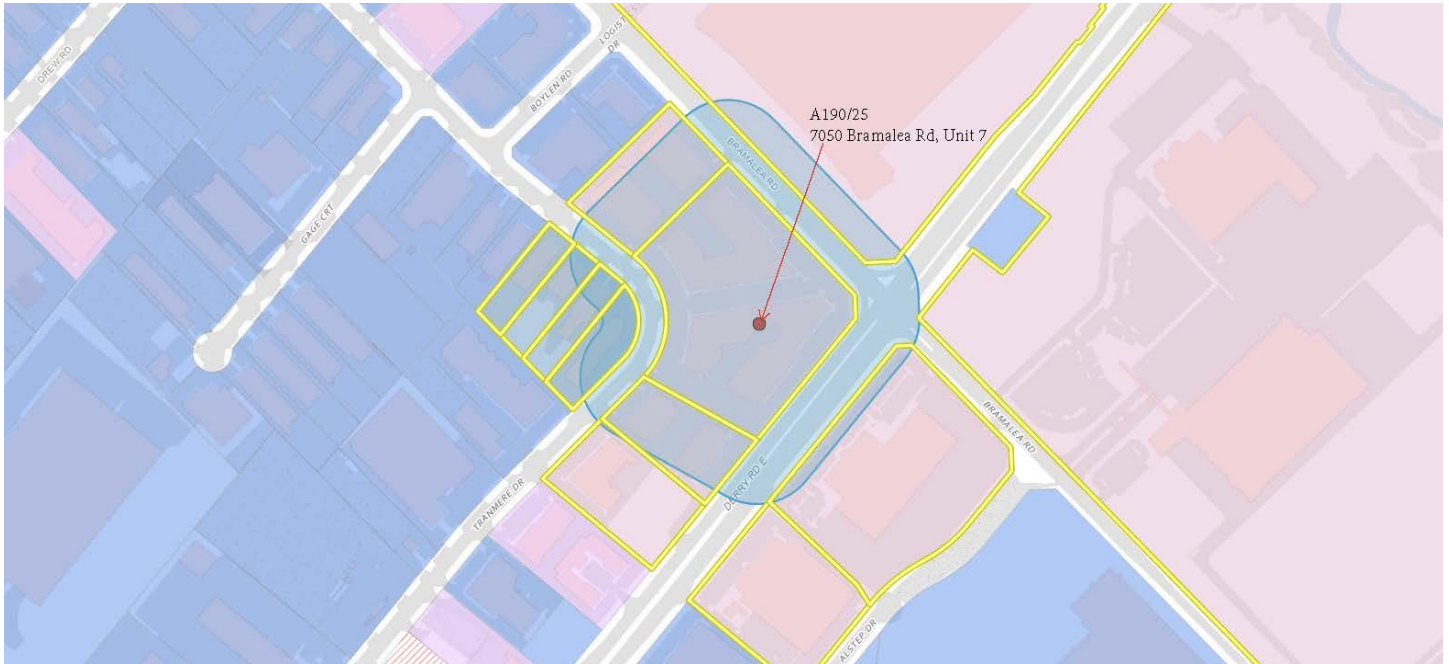
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# City of Mississauga

## Memorandum:

### City Department and Agency Comments

Date Finalized: 2025-07-03	File(s): A190.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 7/10/2025 3:30:00 PM

## Consolidated Recommendation

The City recommends the application be refused.

## Application Details

The applicant requests the Committee to approve a minor variance to allow an additional use proposing a Motor Vehicle Sales, Leasing and/or Rental Facility - Restricted without any public display in E2 Zone whereas By-law 0225-2007, as amended, does not allow a Motor Vehicle Sales, Leasing and/or Rental Facility - Restricted without any public display in E2 Zone in this instance.

## Background

**Property Address:** 7050 Bramalea Rd, Unit 7

### Mississauga Official Plan

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

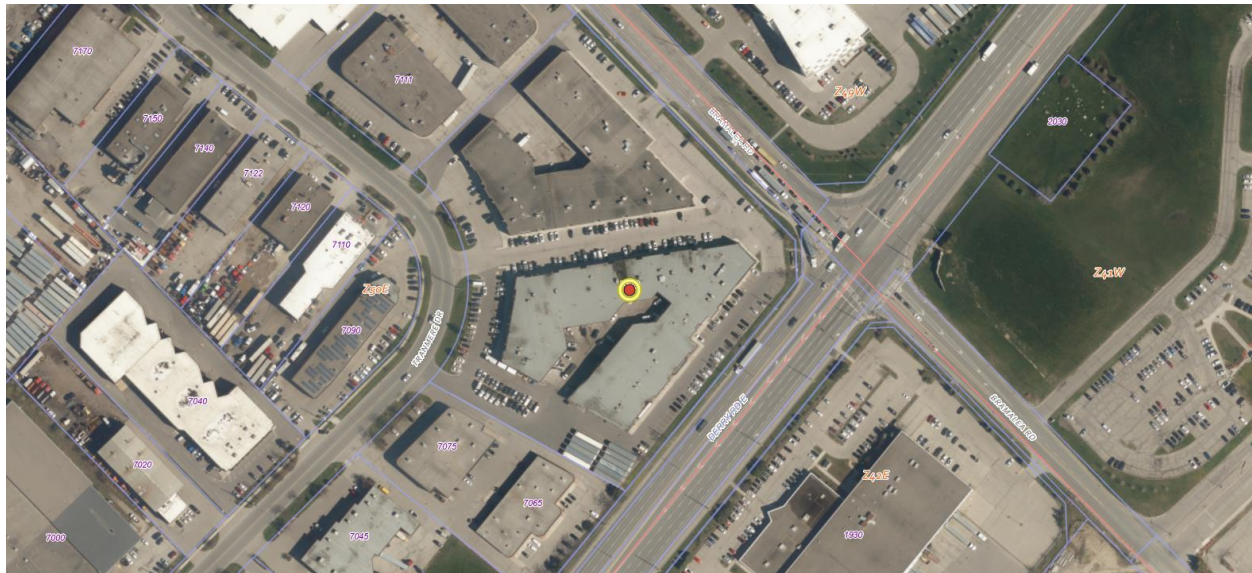
### Zoning By-law 0225-2007

**Zoning:** E2 - Employment

**Other Applications:** C 25-7554

### Site and Area Context

The applicant is proposing to operate a motor vehicle sales, rental and leasing facility - restricted requiring a variance for the use.



The subject property is located in the Northeast Employment (West) Character Area and is designated Business Employment in Schedule 10 of the Mississauga Official Plan (MOP). The Business Employment designation permits several motor vehicle related uses including service, repair, wash, and rental, however it specifically does not permit motor vehicle sales uses. Staff are of the opinion that the proposed variance does not maintain the general intent and purpose of the official plan.



The variance proposes to permit a restricted motor vehicle sales facility use in a zone where it is not permitted. The intent and purpose of the zoning by-law is to permit motor vehicle retail uses in Commercial zones with other retail uses and not in employment zones as of right. The use requested is limited solely to the C3 zone. Staff note that vehicle sales and rentals are permitted within the E2 zone, however it is limited to commercial vehicles only and not regular cars. This is due to the use serving the surrounding businesses, their commercial vehicle needs and the intensity of the use when selling, renting and repairing those types of commercial motor vehicles. Given the City's active decision to remove the proposed use from the permissions of the E2 zone and to only permit it in C3 zones, staff are of the opinion that the intent and purpose of the zoning by-law are not maintained.

Staff are therefore of the opinion that the proposed variance does not maintain the general intent and purpose of the zoning by-law and does not represent appropriate development of the lands. The requested use was intentionally prohibited from Employment zones and is not minor in nature.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

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





Comments Prepared by: Tony Iacobucci, Development Engineering

## Appendix 2 – Zoning Comments

The Building Division is processing Certificate of Occupancy application C 25-7554. Based on the review of the information available in this application, the requested variance is correct.

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

Comments Prepared by: Jeanine Benitez, Zoning Examiner

## Appendix 3 – Region of Peel Comments

We have no comments or objections.

Comments Prepared by: Petrele Francois, Junior Planner



# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A196.25 - A205.25  
Ward: 7

## In Person and Virtual Public Hearing

### Why you received this letter:

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

### Details of the application and meeting information:

The property owner of 2494-2510 Cliff Rd & 306 King St E, zoned RL - Residential, has applied for a minor variance under Section 45 of the Planning Act.

A196.25

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

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

A197.25

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

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

A198.25

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

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

A199.25

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

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

A200.25

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

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

A201.25

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

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



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

#### A202.25

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

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

#### A203.25

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

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

#### A204.25

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

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

#### A205.25

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

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

The Committee has set **Thursday, July 10, 2025 at 3:30 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

#### How to participate:

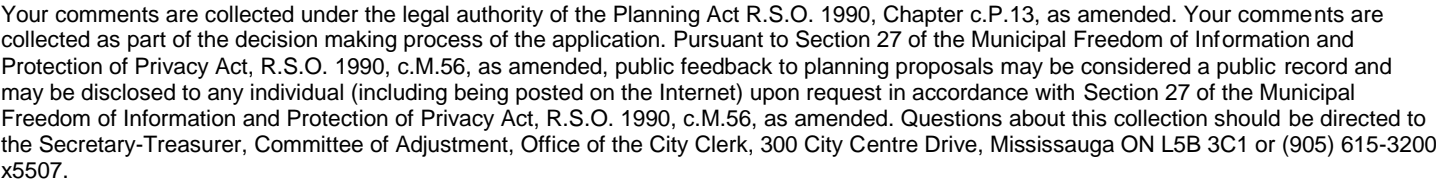
Public participation at hearings helps the Committee make informed decisions. There are several methods to participate:

- **In person:** The hearing will be held in person at Mississauga Civic Centre, Council Chambers, 300 City Centre Drive, 2<sup>nd</sup> Floor. Advance registration is preferred if you wish to speak at the hearing in person. If you wish to make a presentation you must send your request to speak and your presentation (as an attachment) via email to [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca) by 4:30 PM on the Friday prior to the hearing. A document projector will also be available, if preferred.
- **Electronically (computer, tablet or smartphone):** Advance registration is required to speak virtually at the hearing. If you wish to make a presentation at the hearing you must send your request to speak and your presentation material (as an attachment) via email to [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca) by 4:30 PM on the Friday prior to the hearing. If you have connection issues on the hearing date, please email [virtualmeeting.help@mississauga.ca](mailto:virtualmeeting.help@mississauga.ca).

- 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](mailto:committee.adjustment@mississauga.ca) or call 905-615-3200 x5507. Alternatively, information can be obtained in person by making an appointment with the Committee of Adjustment at 300 City Centre Drive 2<sup>nd</sup> Floor, Mississauga, ON L5B 3C1. Appointments can be booked using the “Book an appointment” button on the Committee’s webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.
- You can review city staff and agency comments one week before the hearing at the following link: <http://www.mississauga.ca/portal/cityhall/calendar>.
- If you wish to be notified of the decision of the Committee, you must submit a written request to [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca) or by mailing the Committee of Adjustment, 300 City Centre Drive 2<sup>nd</sup> Floor, Mississauga, ON L5B 3C1. This will also entitle you to be advised of any Ontario Land Tribunal (OLT) appeals.

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/>.



# City of Mississauga

## Memorandum:

### City Department and Agency Comments

Date Finalized: 2025-07-03	File(s): A196.25 - A205.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 7/10/2025 3:30:00 PM

## Consolidated Recommendation

When considering Files A196.25 – A205.25, the City recommends refusal to all of the flat roof height variances, however has no objection to all of the remaining variances, subject to the amendments. The applicant may wish to defer the application to ensure that all required variances have been accurately identified.

## Application Details

### A196.25

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

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

### A197.25

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

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

### A198.25

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

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

#### A199.25

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

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

#### A200.25

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

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

#### A201.25

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

1. A height of flat roof of 9.58m (approx. 31.43ft) whereas By-law 0225-2007, as amended, permits a maximum height of flat roof of 7.50m (approx. 24.61ft) in this instance; and
2. A setback to the front porch of 4.89m (approx. 16.04ft) whereas By-law 0225-2007, as amended, requires a minimum setback to the front porch of 5.90m (approx. 19.36ft) in this instance.

#### A202.25

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

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



## A203.25

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

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

## A204.25

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

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

## A205.25

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

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2. A front yard setback of 5.30m (approx. 17.39ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 7.50m (approx. 24.61ft) in this instance;

3. A front yard setback to the garage of 5.48m (approx. 17.98ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback to the garage of 7.50m (approx. 24.61ft) in this instance; and

4. A front yard setback to the porch of 4.24m (approx. 13.91ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback to the porch of 5.90m (approx. 19.36ft) in this instance.

## Amendments

For File A203.25, Planning staff recommend the following amendment:

5. An exterior side yard setback of 2.99m (approx. 9.80ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback of 6.00m (approx. 19.68ft) in this instance;

## Background

**Property Address: 2494-2510 Cliff Rd & 306 King St E**

### Mississauga Official Plan

Character Area: Cooksville Neighbourhood  
Designation: Residential Low Density I

### Zoning By-law 0225-2007

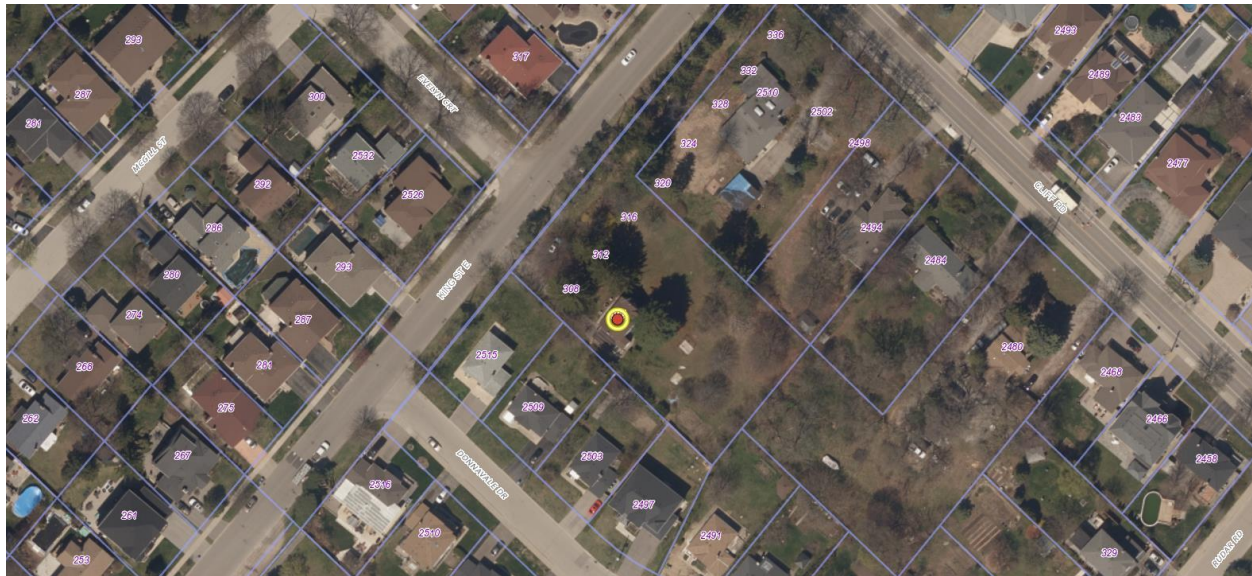
**Zoning: RL - Residential**

**Other Applications: BP 9NEW 25-7117, BP 9NEW 25-7118, BP 9NEW 25-7119, BP 9NEW 25-7120, BP 9NEW 25-7121, BP 9NEW 25-7122, BP 9NEW 25-7123, BP 9NEW 25-7124, BP 9NEW 25-7126 & BP 9NEW 25-7125**

### Site and Area Context

The subject site originally consisted of 3 individual properties on the south-west corner of King Street East and Cliff Road, that have merged on title due to common ownership. The site currently contain a total of 3 detached dwellings and has a total combined lot area of +/- 0.8ha (1.98ac). Mature vegetation is scattered throughout the site. The surrounding area context is exclusively residential, consisting of detached homes on lots generally smaller than the existing properties.

The applicant is proposing to construct 10 new detached dwellings requiring variances for flat roof dwelling height, front yard setbacks to the porch, garage and dwelling, lot coverage, exterior side yard setback to the dwelling, front yard soft landscaping and driveway width.



## Comments

### Planning

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

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

Planning staff note a consent application (B75.24 – B84.24) to sever the lands into 11 parcels and corresponding minor variance applications (A581.24 – A590.24) approved by the Committee of Adjustment on January 23<sup>rd</sup>, 2025. It should also be noted that the applicant is currently working through the outstanding conditions and requirements associated with the original consent application.

The subject property is located in the Cooksville 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.

Variance 1 for all applications pertains to an increased flat roof height. The intent of restricting the overall height of the dwelling is to lessen the visual massing of the dwelling while bringing the edge of the roof closer to the ground. City Council passed By-law 0048-2025 on April 2<sup>nd</sup>, 2025, amending the City of Mississauga Zoning By-law 0225-2007, permitting semi-detached dwellings to be built in residential areas that historically have been limited to detached dwellings and establish appropriate development standards. The by-law also introduced amendments that consolidated the R1 to R11, R15, RM1 and RM2 zones into two new low-rise residential zones: Residential Large (RL) and Residential Small (RS). In addition to the new zones, the amendment also established new performance standards appropriate for the new zones.

The subject property is zoned Residential Large (RL). One of the new performance standards established with the new regulations is flat roof dwelling heights of 7.5m. The intent of the flat roof dwelling heights across residential zones through the City aims to limit the overall massing of these dwellings and maintain compatibility between the existing and planned character of the neighbourhood. Planning staff note that when the applicant received approval for the severances and associated minor variance applications for the subject property in January 2025, it was zoned R3. The R3 zone did not have distinct regulations for flat roof dwelling heights and at that time and permitted a total height of 10.7m for either sloped or flat roof dwellings. During the building permit review process, staff noted that the design is now subject to the new flat roof height restrictions. The current proposal proposes flat roof dwelling heights ranging from 9.5m to 9.73m, depending on the lot. Staff are of the opinion that the proposed height is not compatible with the existing and planned development of the neighbourhood. As such, Planning staff are of the opinion that the proposal does not maintain the general intent and purpose of the official plan and zoning by-law.

The applicants also requests a reduced front yard setback to the porch, garage and dwelling on various lots. The intent of the front yard setback is to ensure a consistent character is maintained along the streetscape and that a sufficient front yard space is incorporated into the design of the neighbourhood.

All lots associated with the proposal will require relief for the front yard porch. Lots 1-7 (A196.25 – A202.25) were previously approved for 4.95m and the applicant is now proposing 4.89m for each lot. Lot 8 (A203.25) was previously approved for 0.95m and the applicant is now proposing 0.99m. While Planning staff do not interpret the zoning by-law, staff are of the opinion the variance is not required for Lot 8 due to the previous minor variance approval. Lots 9 and 10 (A204.25 & 205.25) were previously approved for 4.41m and the applicant is now proposing 4.24m.

Lots 8, 9 and 10 (A203.25 – A205.25) are seeking a variance for front yard setback to the garage. Lot 8 (A203.25) was previously approved for 3.91m and the applicant is now proposing

3.90m. Staff have no issue with this variance. Lots 9 and 10 (A204.25 & A205.25) were previously approved for 5.43m and the applicant is now proposing 5.47m and 5.48m. While Planning staff cannot do not interpret the zoning by-law, staff are of the opinion the variance is not required for Lots 9 and 10 due to the previous minor variance approval.

Lots 9 and 10 are seeking a variance for front yard setback to the dwelling. Lots 9 and 10 (A204.25 & A205.25) were previously approved for 5.95m and the applicant is now proposing 5.30m.

Planning staff are of the opinion that the revised front yard setbacks for the porch, garage and dwelling are negligible when compared to the previous minor variance approvals. The proposal will continue to create a built line consistent with the neighbourhood thereby maintaining the established streetscape. As such, staff are of the opinion that the proposed setbacks are appropriate and will not have significant impacts to the streetscape.

Planning staff further note Lot 8 (A203.24) is located at the south-west corner of King Street East and Cliff Road. Along with the reduced front yard setbacks to the porch and garage, Planning staff note additional variances are required for reductions to the exterior side yard setback and front yard soft landscaping. The exterior side yard for Lot 8 (A203.25) was previously approved for 3.01m and the applicant is now proposing 3.90m. Planning staff are of the opinion that the applicant may have applied for this variance incorrectly, as the drawings submitted indicated an exterior side yard setback of 2.99m. In regards the front yard soft landscaping ratio, Lot 8 (A203.25) was previously approved for 31.80% and the applicant is now proposing 29.15%. Planning staff are of the opinion that the revised exterior side yard setback and front yard landscaping ratio variances are negligible when compared to the previous minor variance approvals. Additionally, staff are of the opinion that the variances are technical, as the noted reductions are triggered due to the required land dedication for the right-of-way widening for Cliff Road and the required 10 x 10 metre sight triangle at the south-west corner of King Street East and Cliff Road. Therefore, Planning staff have no concerns with the proposed variances for Lot 8 and are satisfied that the lot will not be visually different from a compliant lot and imperceptible when viewed from the streetscape.

Lot 8 (A203.25) also requests an increase in lot coverage. The intent in restricting lot coverage is to ensure that there isn't an overdevelopment of the lot which would impact the streetscape as well as abutting properties. Due to the sight triangle and dedicated land, the variance is technical and triggers an increase to the lot coverage. Planning staff note it was previously approved for 39.82% and the applicant is now proposing 41.35%. Planning staff are satisfied that the proposal does not represent an overdevelopment of the subject property and is in line with both original and newer dwellings in the surrounding context.

Lot 8 (A203.25) also requests an increase to 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 and negligible. 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 of the opinion that the flat roof dwelling height variances do not maintain the general intent and purpose of the official plan, are not minor in nature and do not represent orderly development of the subject property. However, Planning staff are satisfied that all other variances across the 10 lots meet the four tests as outlined by the Planning Act.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

We note that any Transportation and Works Department concerns/requirements for this property will be addressed under Consent Application 'B' 75-84-24. This Department notes several conditions/requirements remain outstanding associated with the original Consent Application and must be addressed prior clearance of our approval conditions.









Comments Prepared by: Tony Iacobucci, Development Engineering

## **Appendix 2 – Zoning Comments**

The Building Department is processing Building Permit applications BP 9NEW 25-7117, BP 9NEW 25-7118, BP 9NEW 25-7119, BP 9NEW 25-7120, BP 9NEW 25-7121, BP 9NEW 25-7122, BP 9NEW 25-7123, BP 9NEW 25-7124, BP 9NEW 25-7126 & BP 9NEW 25-7125. 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 variances or determine whether additional variances will be required.

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

Comments Prepared by: Gary Gagnier, Acting Supervisor, Zoning

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

### **Forestry Comments**

The Forestry Section of the Community Services Department has reviewed the above noted minor variance applications. At this time, please be advised that Forestry cannot determine if support can be provided for these applications, given that existing tree information is not shown on any of the drawings submitted, and the exact extent of tree impacts cannot be accurately assessed. Given the significant number of trees along this development's frontages, additional information may be required at the tree application permit stage, such as, but not limited to, a Tree Inventory and Preservation Plan as well as an Arborist Report.

Should this application be approved, the Forestry Section of the Community Services Department 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](mailto:jamie.meston@mississauga.ca).

Comments Prepared by: Jamie Meston, Landscape Technician

#### **Appendix 4 – Region of Peel Comments**

Development Engineering: Brian Melnyk ([brian.melnyk@peelregion.ca](mailto:brian.melnyk@peelregion.ca)) | (905) 791-7800 x3602

##### **Comments:**

- Please be advised that we have no objection to the proposed minor variances. However, Servicing Connections has been circulated on the related application B-24- 075M. It is under review and there is outstanding information required related to the clearance of the associated conditions imposed on this application.

Comments Prepared by: Petrele Francois, Junior Planner





# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A208.25  
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 2875 Lakeshore Rd W, zoned D - Development, 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 Parking Lot on lands zoned Development ("D") whereas By-law 0225-2007, as amended, does not permit a Parking Lot in this instance.

The Committee has set **Thursday, July 10, 2025 at 3:30 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

### How to participate:

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

- **In person:** The hearing will be held in person at Mississauga Civic Centre, Council Chambers, 300 City Centre Drive, 2<sup>nd</sup> Floor. Advance registration is preferred if you wish to speak at the hearing in person. If you wish to make a presentation you must send your request to speak and your presentation (as an attachment) via email to [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca) by 4:30 PM on the Friday prior to the hearing. A document projector will also be available, if preferred.
- **Electronically (computer, tablet or smartphone):** Advance registration is required to speak virtually at the hearing. If you wish to make a presentation at the hearing you must send your request to speak and your presentation material (as an attachment) via email to [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca) by 4:30 PM on the Friday prior to the hearing. If you have connection issues on the hearing date, please email [virtualmeeting.help@mississauga.ca](mailto:virtualmeeting.help@mississauga.ca).
- **By telephone:** Advance registration is required to speak virtually at the hearing. To register, please call 905-615-3200 x5507 by 4:30 PM on the Friday prior to the hearing. You must provide your name, phone number, and the application file number. Committee staff will provide you with call in details prior to the start of the hearing.
- **Submit a written comment:** Written comments to the Committee must be received no later than 4:30 p.m. on the Friday prior to the hearing. Submissions are accepted by email at [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca) or by mailing the Committee of Adjustment, 300 City Centre Drive 2<sup>nd</sup> Floor, Mississauga, ON L5B 3C1. Please include your name, your address, and the file number or property address you are commenting on. Should you wish to have your personal information removed from your comment, please contact our office as soon as possible after your submission. Our offices will attempt to de-identify and remove your personal information from your comment. Please note that your information will only be redacted once the request is received.

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# City of Mississauga

## Memorandum:

### City Department and Agency Comments

Date Finalized: 2025-07-03	File(s): A208.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 7/10/2025 3:30:00 PM

## Consolidated Recommendation

The City recommends that the application be deferred.

## Application Details

The applicant requests the Committee to approve a minor variance to allow a Parking Lot on lands zoned Development ("D") whereas By-law 0225-2007, as amended, does not permit a Parking Lot in this instance.

## Background

**Property Address:** 2875 Lakeshore Rd W

### Mississauga Official Plan

Character Area: Southdown Employment Area  
Designation: Business Employment, Greenland

### Zoning By-law 0225-2007

**Zoning:** D - Development

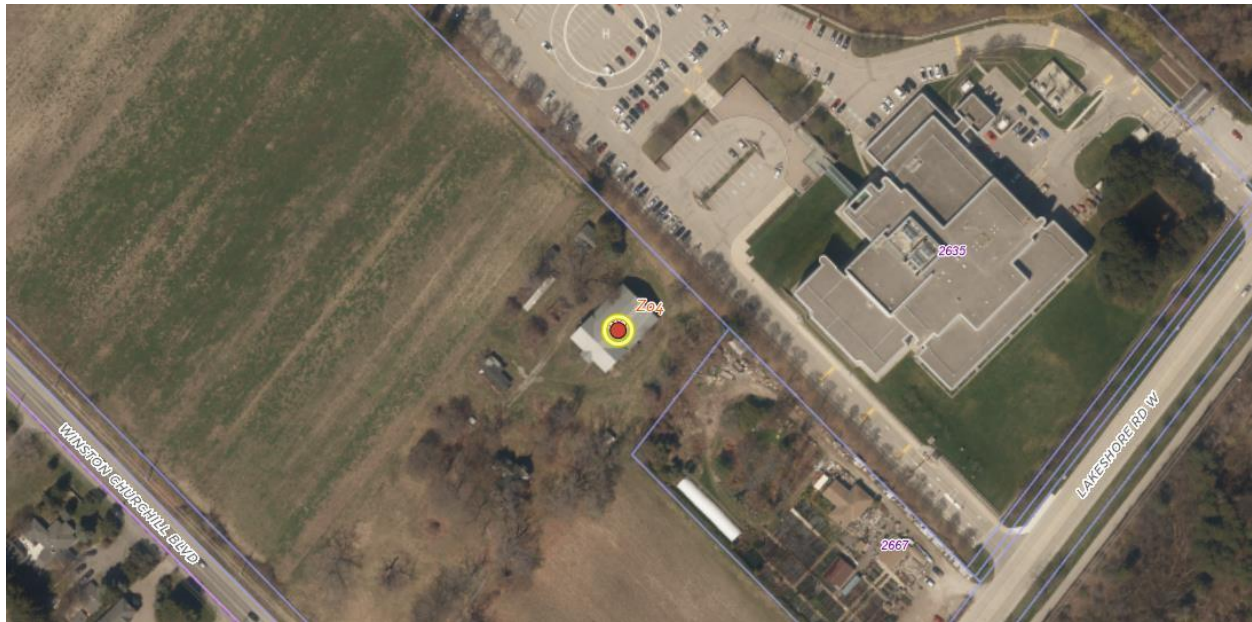
**Other Applications:** None

### Site and Area Context

The subject property is located north-east of the Lakeshore Road West and Winston Churchill Boulevard intersection. The subject property is a corner parcel with a lot area of +/- 65 acres.

The subject property is currently vacant. From a land use perspective, the neighbourhood consists of industrial uses, open spaces and office use.

The applicant is requesting a variance to permit a parking lot in a Development zone.



## Comments

### Planning

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

Staff comments concerning the application are as follows:

The site is located within the Southdown Employment Area Character Area and is designated Greenland and Business Employment by the Mississauga Official Plan (MOP).

The subject property is zoned D (Development). Pursuant to Table 12.3.2 (D Zone Permitted Uses and Zone Regulations), only existing legal uses are permitted within this zone. The intent of the Development zone is to allow existing land uses to continue until such a time as the property goes through a development application to facilitate an appropriate redevelopment of the property.

Further, the nature of the D zone and its associated limitations, is to ensure that any future development is only permitted through a comprehensive review undertaken by all appropriate municipal departments (Zoning By-law Amendment) and subsequently approved through a Council decision. As part of this review process, both the appropriateness of the proposal, as well as any suitable mitigation measures are determined; thus, ensuring the public interest is maintained and that future development is not at the expense of the surrounding community.

The applicant is proposing a parking lot on a 1-acre portion of the property, connecting to the existing parking lot on 2635 Lakeshore Road West, owned by Independent Electricity System Operator (IESO). The parking lot is proposed to be temporary for a period of 15 years.

In this instance, there is no site plan and building permit associated with the proposal. To review and assess the impacts of the proposal, Transportation and Works staff require a grading and servicing plan before providing further feedback. Staff echo their comments and are of the opinion that the application be deferred to allow the applicant an opportunity to provide the requested information so that a fulsome review can be conducted.

Comments Prepared by: Shivani Chopra, Committee of Adjustment Planner



## Appendices

### Appendix 1 – Transportation and Works Comments

Enclosed are pictures of the area where the parking lot expansion is proposed. The pictures are taken from the adjacent property parking area which is to be extended. This Department will require the applicant to prepare a Grading Plan and a Servicing Plan that are stamped/signed by a P. Eng. The plans are to include all existing and proposed grading information as well as proposed servicing to show how the surface drainage from this area will be self contained and collected to an appropriate outlet.

Considering the above, we request that the application be deferred until such time that the applicant has prepared/submitted these plans and this Department has reviewed the material.

Comments Prepared by: John Salvino, Development Engineering Technologist















## Appendix 2 – Zoning Comments

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

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

Comments Prepared by: Carrie Chan Patch, 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/>.

Additionally, please be advised the subject property encompasses portions of a Significant Natural Area (also known as site SD1) within the City's Natural Heritage System (NHS), zoned as D for Development, and designated within the Official Plan as BE for Business Employment and G for Greenlands. 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:

- 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...;

Based on the description of the proposed minor variance application, it's Community Services – Forestry's understanding that the applicant is seeking a variance to permit a small portion of the lands as a temporary "parking lot" for a period of time up to 15 years. Given the close proximity of the proposed parking lot (within ~6m – 60m), should the application be approved, Community Services – Forestry provides the following recommendations:

- Please note a Tree Permit Application may prompt a site visit, an Environmental Impact Study (EIS) or additional studies/plans as required by Forestry.
- Submit an Erosion and Sediment Control (ESC) Plan that is to the satisfaction of Community Services – Forestry.

- Stockpiling and staging of construction materials and equipment must be located outside of the Significant Natural Area and identified vegetated buffer area (i.e., minimum 10m from boundary of Significant Natural Area).
- Tree and vegetation removals / disturbance can only occur outside of the period of April 1<sup>st</sup> and October 1<sup>st</sup> to avoid potential impacts to breeding birds and roosting bats.

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](mailto:jamie.meston@mississauga.ca).

Comments Prepared by: Jamie Meston, Landscape Technician

#### **Appendix 4 – Heritage**

The property is designated under the *Ontario Heritage Act*. As such, a completed Heritage Property Permit Application, and a Heritage Impact Assessment including a heritage conservation plan is required to alter the property. A copy of the Heritage Property Permit Application form is available on line at:

<https://www7.mississauga.ca/documents/culture/heritage/2248.pdf>

The city's Heritage Impact Assessment Terms of Reference are available on line at:

[https://www7.mississauga.ca/documents/culture/heritage/HeritageImpactAssessment\\_TermsOfReference2017.pdf](https://www7.mississauga.ca/documents/culture/heritage/HeritageImpactAssessment_TermsOfReference2017.pdf) More comments may be forthcoming once the Heritage Impact Statement is accepted.

Comments Prepared by: Andrew Douglas, Heritage Analyst

#### **Appendix 5 – Region of Peel Comments**

We have no comments or objections.

Comments Prepared by: Petrele Francois, Junior Planner

#### **Appendix 6 – Conservation Authority 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 presence of Clearview Creek traversing the site, as well as associated flood and slope hazards. 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 is requesting the Committee to approve a minor variance to allow a Parking Lot on lands zoned Development ("D") whereas By-law 0225-2007, as amended, does not permit a Parking Lot in this instance.

### **COMMENTS:**

Based on our review of the submitted information, CVC staff have no objection to the approval of the minor variance, as the proposed changes pertain to permitted uses and involve temporary works.

Please note that the property remains subject to CVC regulations, and a permit may be required for the proposed works. The applicant is encouraged to contact CVC for further guidance.

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

Comments Prepared by: Stuti Bhatt, Junior Planner





# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

**File: A43.25**  
**Ward: 8**

## 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 4327 Bridlepath Tr, zoned RL-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 Additional Residential Unit (ARU) and existing conditions of dwelling proposing:

1. A window well encroachment of ARU of 1.84m (approx. 6.04ft) whereas By-law 0225-2007, as amended, permits a maximum window well encroachment of ARU of 1.20m (approx. 3.94ft) in this instance;
2. A rear yard setback for a corner lot of 1.80m (approx. 5.91ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback for a corner lot of 3.00m (approx. 9.84ft) in this instance;
3. A dwelling unit depth of 26.58m (approx. 87.20ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling unit depth of 20.00m (approx. 65.62ft) in this instance;
4. A lot coverage of 39.10% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% in this instance;
5. A dwelling height of 8.18m (approx. 26.84ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling height of 7.50m (approx. 24.61ft) in this instance;
6. A porch encroachment into the interior side yard of 1.15m (approx. 3.77ft) whereas By-law 0225-2007, as amended, permits a maximum porch encroachment into the interior side yard of 0.60m (approx. 1.97ft) in this instance;
7. A walkway width attached to the driveway of 6.30m (approx. 20.67ft) whereas By-law 0225-2007, as amended, permits a maximum walkway width attached to the driveway of 1.50m (approx. 4.92ft) in this instance; and
8. An awning encroachment into the front yard of 1.47m (approx. 4.82ft) whereas By-law 0225-2007, as amended, permits a maximum awning encroachment into the front yard of 0.60m (approx. 1.97ft) in this instance.

The Committee has set **Thursday, July 10, 2025 at 3:30 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

### How to participate:

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

- **In person:** The hearing will be held in person at Mississauga Civic Centre, Council Chambers, 300 City Centre Drive, 2<sup>nd</sup> Floor. Advance registration is preferred if you wish to speak at the hearing in person. If you wish to make a presentation you must send your request to speak and your presentation (as an attachment) via email to [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca) by 4:30 PM on the Friday prior to the hearing. A document projector will also be available, if preferred.
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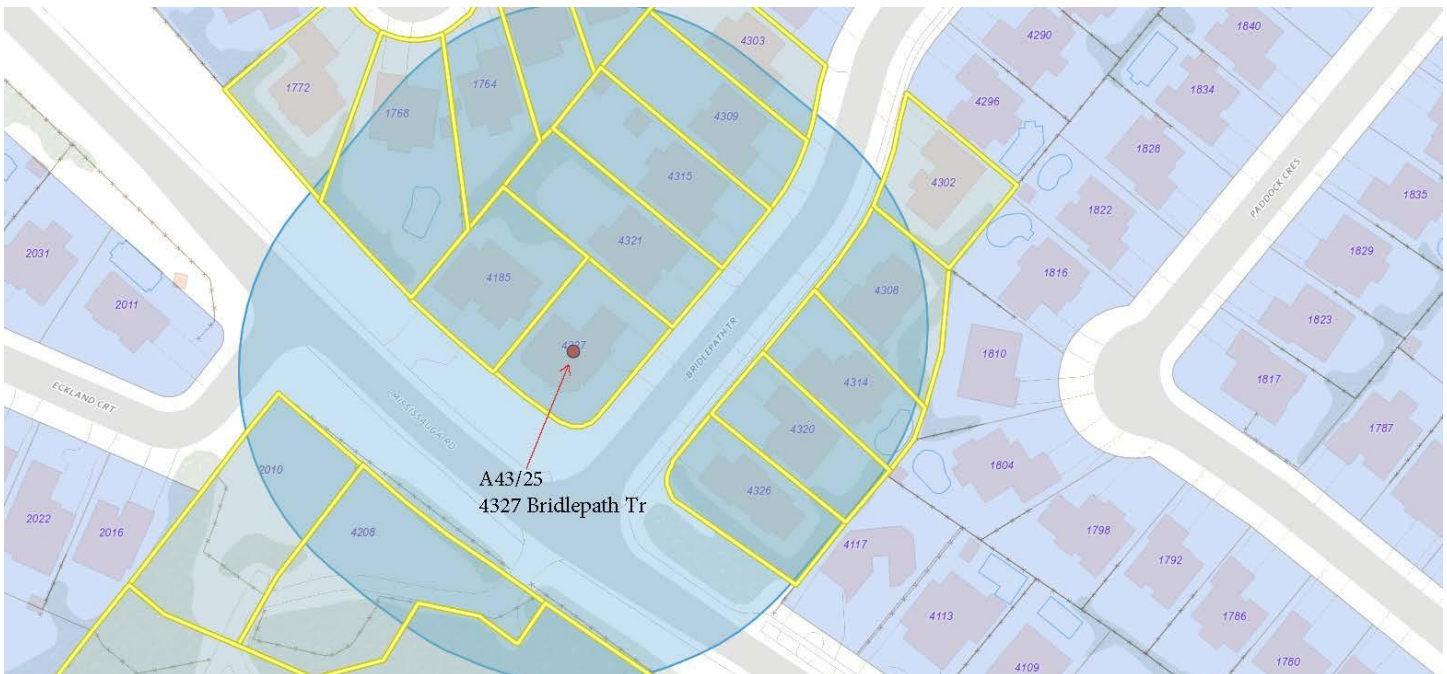
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# City of Mississauga

## Memorandum:

### City Department and Agency Comments

Date Finalized: 2025-07-03	File(s): A43.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 7/10/2025 3:30:00 PM

## Consolidated Recommendation

The City has no objection Variances #1-#6 and #8, however recommend Variance #7 be refused. The applicant may wish to defer the application to ensure that all required variances have been accurately identified.

## Application Details

The applicant requests the Committee to approve a minor variance to allow an Additional Residential Unit (ARU) and existing conditions of dwelling proposing:

1. A window well encroachment of ARU of 1.84m (approx. 6.04ft) whereas By-law 0225-2007, as amended, permits a maximum window well encroachment of ARU of 1.20m (approx. 3.94ft) in this instance;
2. A rear yard setback for a corner lot of 1.80m (approx. 5.91ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback for a corner lot of 3.00m (approx. 9.84ft) in this instance;
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8. An awning encroachment into the front yard of 1.47m (approx. 4.82ft) whereas By-law 0225-2007, as amended, permits a maximum awning encroachment into the front yard of 0.60m

(approx. 1.97ft) in this instance.

## Background

**Property Address:** 4327 Bridlepath Tr

### Mississauga Official Plan

Character Area: Erin Mills Neighbourhood  
Designation: Residential Low Density I

### Zoning By-law 0225-2007

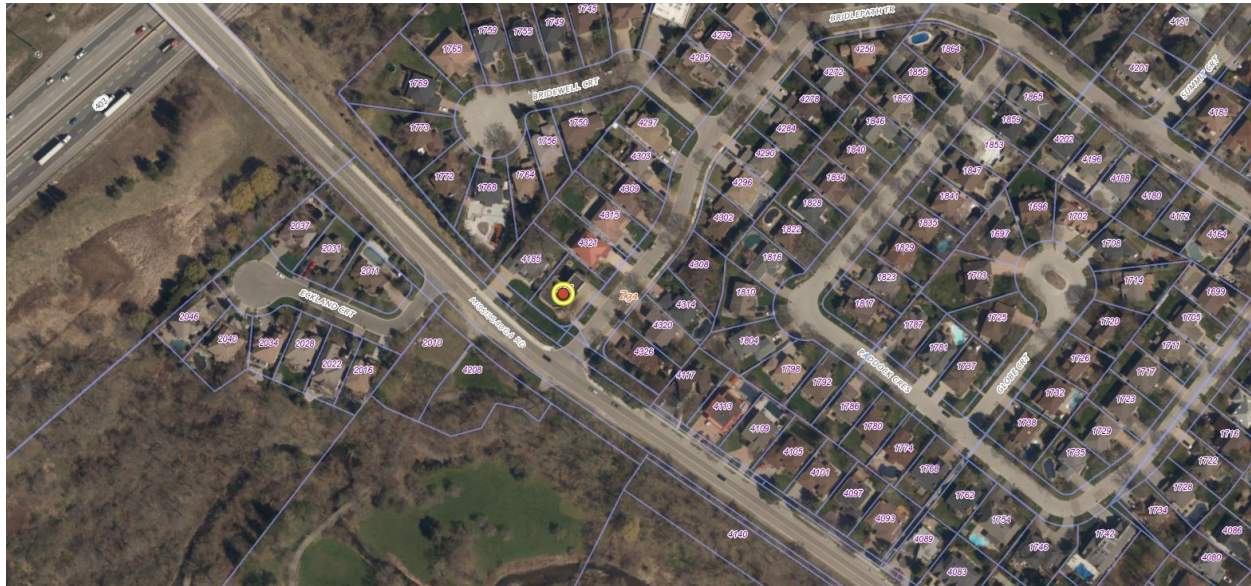
**Zoning:** RL-Residential

**Other Applications:** None

### Site and Area Context

The subject property is located within the Erin Mills Neighbourhood Character Area, northeast of the Mississauga Road and Burnhamthorpe Road West intersection. The neighbourhood is primarily residential, consisting of two-storey detached dwellings on lots with mature vegetation in the front yards. The subject property is a corner lot, containing a two-storey detached dwelling with mature vegetation in the front yard.

The applicant is proposing an attached additional residential unit (ARU) and to legalize the existing dwelling requesting variances for dwelling height, dwelling depth, lot coverage, encroachments, walkway width along with rear yard setback and window well encroachment measured to the ARU.



## Planning

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

The subject property was before the Committee of Adjustment on March 20, 2025, wherein the file was deferred to allow the applicant an opportunity to redesign the detached Additional Residential Unit (ARU). The applicant has since worked with planning staff to revise the ARU design and attached it to the main dwelling, addressing staff's concerns regarding massing and setbacks. The current application seeks to legalize the existing dwelling requesting variances for dwelling height, dwelling depth, lot coverage, encroachments and walkway width. Variances for rear yard setback and window well encroachment are required for the ARU.

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

The subject property is designated Residential Low Density I on Schedule 10 of the Mississauga Official Plan (MOP). This designation permits detached, semi-detached and duplex dwellings. Section 9 of MOP promotes development with appropriate urban form and site design, regulating that such development is compatible with the existing site conditions, the surrounding context, and the landscape of the character area. Bill 23, More Homes Built Faster Act, 2022, requires official plans and zoning by-laws to permit “as of right” small-scale residential uses of up to three units per lot in areas where municipal services are available.

Planning staff are of the opinion that the proposed built form of the ARU is appropriate for the subject property and that it will not negatively impact the streetscape. Further, staff are satisfied that the proposal respects the designated and surrounding land uses. No changes are proposed to the built form or use of the existing detached dwelling.

Therefore, planning staff are of the opinion that the requested variances maintain the general intent and purpose of the official plan.

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

City Council passed By-Law 0174-2023, on November 10, 2023, amending the City's parent zoning By-Law 0225-2007, to introduce and regulate Accessory Residential Units (ARU).

Variances #1 and #2 pertain to ARU setbacks measured to the window well and the main walls respectively. Staff note that the applicant is legally allowed to build a detached ARU, which would have an exacerbated massing impact to the neighbouring dwelling by pushing the structure closer to the lot line. Staff are of the opinion that by revising the proposal to attach the ARU, the applicant has improved the proposed setbacks and reduced potential massing impacts. Further, staff note that the subject property is a corner lot, resulting in the technical rear yard functioning as side yard. Staff are of the opinion that the proposed setbacks align with the intent of the side yard setback requirements in this instance, meeting the overall intent in terms of the massing impacts.

Variance #4 requests an increase in the total lot coverage. The intent in restricting lot coverage is to ensure that there isn't an overdevelopment of the lot which would impact the streetscape as well as abutting properties. Staff note that the application requests an overall increase in lot coverage from 35% to 39.10%. The existing dwelling and deck represent a total of 31.16% of the total lot coverage, which is within the permissible regulations, hence the entire increase exceeding the 35% would be attributed to the ARU at 7.93%. On November 20, 2024, the Province approved Ontario Regulation 462/24 (O-Reg 462/24), an amendment to Ontario Regulation 299/19, which removed certain municipal regulations hindering ARU construction. One of the regulations specifically addressed in the amending regulation was lot coverage. O-Reg 462/24 regulates that the maximum lot coverage for lands upon which an ARU is located be 45%. As a result, for any lands permitted to have an ARU in the City of Mississauga, the maximum lot coverage is to be 45%. The recommendation report regarding the same was supported by the Planning and Development Committee on April 28, 2025. Given this, staff are of the opinion that this variance is technically not required and are of the opinion that the lot coverage increase is appropriate for the proposal.

Variances #3, #5-#8 all pertain to the existing dwelling.

Variance #3 requests an increase in the dwelling depth. Staff note that the dwelling depth is calculated from the technical front to the rear yard. In this instance, the technical front yard is the functional side yard. Further the depth requested spans only a portion of the existing dwelling, with the portion towards the interior side having a depth of 12.76m (41.86ft). Staff have no concerns with this variance.



Variance #5 pertains to dwelling height. The difference between average and finished grade is approximately 0.4m (1.3ft), which mitigates any massing impacts. The dwelling remains two-stories in height, maintaining the intent of flat roof height regulations to not exceed two stories.

Variances #6 and #8 pertain to encroachments in the front yard measured to the porch and awning respectively. The dwelling itself maintains the required front yard setbacks with the porch and awning being the only features encroaching into the front yard. Both the porch and awning are open structures with no massing impacts on neighbouring properties or streetscape.

Given the above, staff are of the opinion that the Variances #1 - #6 and #8 meet the general intent and purpose of the zoning by-law.

Variance #7 requests a walkway width variance. Staff note that the driveway and walkway are existing. While Zoning staff have not vetted the variances and Planning staff are unable to determine the exact driveway width calculations, it appears that the walkway is a part of a circular driveway. Staff would like to note for the Committee that while a circular driveway is permitted on the subject property, however, Planning staff cannot confirm or identify variances. This responsibility lies with the applicant. Staff are further unable to confirm the amount of proposed soft landscaping. As such, additional variances may be required to facilitate the driveway. While Transportation and Works staff have noted no concerns with the current driveway configuration, Planning staff are of the opinion that the hardscaping is excessive. Staff note that the proposed variance seeks a walkway width of 6.3m (20.67ft), which can accommodate additional vehicular parking, contrary to the intent of the by-law. As such, given the above, staff are of the opinion that Variance #7 does not meet 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 does not pose massing concerns on abutting properties. 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 or the planned or existing character of the area.

Comments Prepared by: Shivani Chopra, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

The applicant has been in contact with this Department regarding our previous concerns with the driveway variance. We advise that we have no further comments for the proposal.

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: Carrie Chan Patch, 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](mailto:jamie.meston@mississauga.ca).

Comments Prepared by: Jamie Meston, Landscape Technician

#### **Appendix 4 – Region of Peel Comments**

Development Engineering: Brian Melnyk ([brian.melnyk@peelregion.ca](mailto:brian.melnyk@peelregion.ca)) | (905) 791-7800 x3602

##### **Comments:**

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design Criteria. An upgrade of your existing service may be required. 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](mailto: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](mailto: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.

Comments Prepared by: Petrele Francois, Junior Planner

#### **Appendix 5 – MTO**

\*The subject property described above appears to be located within the MTO Permit Control Area for Highway 403; as a result, the applicant should be made aware that an MTO Building & Land Use Permit(s) will be required from this office prior to the start of any onsite construction/works. The proponent can apply for a Building and Land Use permit on the Ministry's website: <https://www.hcms.mto.gov.on.ca/>.

Information regarding the application process, forms and the policy can be found at the following link:

<https://www.ontario.ca/page/highway-corridor-management>

Comments Prepared by: Nicole Hajjar, Corridor Management Officer