
Committee of Adjustment

Date: July 10, 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

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905-615-3200 ext.5507 or 8246

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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 B16.25 A184.25 A185.25
3144 High Springs Cres (Ward 7)
 - 4.2 B17.25
2407 Old Carriage Rd (Ward 7)
 - 4.3 B6.25 B7.25 A105.25
560 & 600 Slate Dr (Ward 5)
 - 4.4 A138.25
1138 Garden Rd (Ward 2)
 - 4.5 A175.25
864 Edistel Cres (Ward 2)
 - 4.6 A176.25
5876 Coopers Ave (Ward 5)
 - 4.7 A179.25
7355 Shallford Rd (Ward 5)
 - 4.8 A180.25
7307 Cork Tree Row (Ward 10)
 - 4.9 A181.25
1145 Fewster Dr (Ward 3)
 - 4.10 A182.25
1135-1137 Fewster Dr (Ward 3)
 - 4.11 A183.25
1081 Fourth St (Ward 1)
 - 4.12 A186.25
1775 Sismet Rd (Ward 5)

- 4.13 A187.25
 23 Cumberland Dr (Ward 1)
- 4.14 A188.25
 1853 Paddock Cres (Ward 8)
- 4.15 A191.25
 3544 Steeple Chase Cres (Ward 10)
- 5. **OTHER BUSINESS**
- 6. **ADJOURNMENT**



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: B16.25 A184.25 A185.25
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 3144 High Springs Cres, zoned RS-90 - Residential, has applied for consent under Section 53 and minor variance(s) under Section 45 of the Planning Act. B16.25

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 14.13m (approx. 46.36ft) and an area of approximately 314.70sq m (approx. 3,387.40sq ft).

A184.25

The applicant requests the Committee to approve a minor variance for the severed land of B16.25 to allow the construction of a new dwelling proposing:

1. A corner lot frontage of 14.13m (approx. 46.36ft) whereas By-law 0225-2007, as amended, requires a minimum corner lot frontage of 19.50m (approx. 63.98ft) in this instance;
2. A corner lot area of 314.70sq m (approx. 3,387.40sq ft) whereas By-law 0225-2007, as amended, requires a minimum corner lot area of 335.00sq m (approx. 3,605.91sq ft) in this instance;
3. A front yard setback of 2.32m (approx. 7.61ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 3.00m (approx. 9.84ft) in this instance;
4. An encroachment of bay window into the exterior side yard of 0.56m (approx. 1.84ft) whereas By-law 0225-2007, as amended, permits a maximum encroachment of bay window into the exterior side yard of 0.50m (approx. 1.64ft) in this instance; and
5. An exterior side yard setback of 3.01m (approx. 9.88ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback of 6.00m (approx. 19.69ft) in this instance.

A185.25

The applicant requests the Committee to approve a minor variance for the retained land of B16.25 to allow the construction of a new dwelling proposing:

1. A lot frontage of 11.60m (approx. 38.06ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m (approx. 49.21ft) in this instance;
2. A lot area of 284.20sq m (approx. 3,059.10sq ft) whereas By-law 0225-2007, as amended, permits a maximum lot area of 260.00m (approx. 2,798.62sq ft) in this instance; and
3. A driveway width of 5.00m (approx. 16.40ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 3.80m (approx. 12.47ft) in this instance.

The Committee has set **Thursday, July 10, 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 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:

- 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.

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 are collected as 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 may be considered a public record and may 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: 2025-07-03 To: Committee of Adjustment From: Committee of Adjustment Coordinator	File(s): B16.25 A184.25 A185.25
	Meeting date: 7/10/2025 1:00:00 PM

Consolidated Recommendation

City has no objections to the consent and variances for A185.25 however refuses variance #3 associated with A184.25. The applicant may wish to defer the application to ensure the accuracy of the requested variances and that additional variances are not required.

Application Details

B16.25

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 14.13m (approx. 46.36ft) and an area of approximately 314.70sq m (approx. 3,387.40sq ft).

A184.25

The applicant requests the Committee to approve a minor variance for the severed land of B16.25 to allow the construction of a new dwelling proposing:

1. A corner lot frontage of 14.13m (approx. 46.36ft) whereas By-law 0225-2007, as amended, requires a minimum corner lot frontage of 19.50m (approx. 63.98ft) in this instance;
2. A corner lot area of 314.70sq m (approx. 3,387.40sq ft) whereas By-law 0225-2007, as amended, requires a minimum corner lot area of 335.00sq m (approx. 3,605.91sq ft) in this instance;
3. A front yard setback of 2.32m (approx. 7.61ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 3.00m (approx. 9.84ft) in this instance;
4. An encroachment of bay window into the exterior side yard of 0.56m (approx. 1.84ft) whereas By-law 0225-2007, as amended, permits a maximum encroachment of bay window into the exterior side yard of 0.50m (approx. 1.64ft) in this instance; and
5. An exterior side yard setback of 3.01m (approx. 9.88ft) whereas By-law 0225-2007,

as amended, requires a minimum exterior side yard setback of 6.00m (approx. 19.69ft) in this instance.

A185.25

The applicant requests the Committee to approve a minor variance for the retained land of B16.25 to allow the construction of a new dwelling proposing:

1. A lot frontage of 11.60m (approx. 38.06ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m (approx. 49.21ft) in this instance;
2. A lot area of 284.20sq m (approx. 3,059.10sq ft) whereas By-law 0225-2007, as amended, permits a maximum lot area of 260.00m (approx. 2,798.62sq ft) in this instance; and
3. A driveway width of 5.00m (approx. 16.40ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 3.80m (approx. 12.47ft) in this instance.

Amendments

While Planning staff are not in a position to provide a Zoning review, staff note that the following variances should be removed and amended:

A184.25

Not required as per RS-90:

1. A corner lot frontage of 14.13m (approx. 46.36ft) whereas By-law 0225-2007, as amended, requires a minimum corner lot frontage of 19.50m (approx. 63.98ft) in this instance;

Amended as per RS-90:

2. A corner lot area of 314.70sq m (approx. 3,387.40sq ft) whereas By-law 0225-2007, as amended, requires a minimum corner lot area of 370.00sq m (approx. 3,982.65sq ft) in this instance;
5. An exterior side yard setback of 3.01m (approx. 9.88ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback of 3.50m (approx. 11.48ft) in this instance.

A185.25

Not required as per RS-90:

1. A lot frontage of 11.60m (approx. 38.06ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m (approx. 49.21ft) in this instance;
2. A lot area of 284.20sq m (approx. 3,059.10sq ft) whereas By-law 0225-2007, as amended, permits a maximum lot area of 260.00m (approx. 2,798.62sq ft) in this instance;

Recommended Conditions and/or Terms of consent

- Appendix A – Conditions of Provisional Consent
- The variance application approved under File(s) A184.25 and A185.25 must be finalized

Recommended Conditions and/or Terms of minor variance

- Variance(s) approved under file(s) A184.25 and A185.25 shall lapse if the consent application under file B16.25 is not finalized within the time prescribed by legislation.

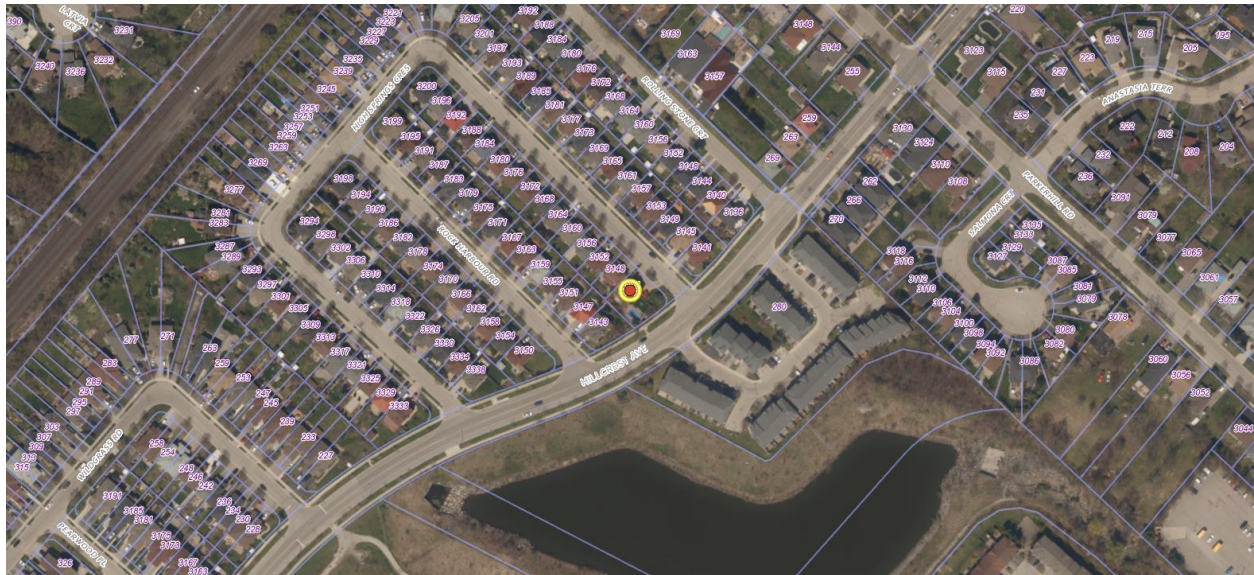
Background**Property Address: 3144 High Springs Cres****Mississauga Official Plan**

Character Area: Cooksville Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007**Zoning: RS-90 - Residential****Other Applications: None****Site and Area Context**

The subject property is located north-west of the Dundas Street East and Clayhill Drive intersection in the Cooksville neighbourhood. It currently contains a two-storey detached dwelling and has a lot frontage of +/- 25.75m (84.48ft) and a lot area of +/- 598.80m² (6,445.42ft²). Limited mature vegetation is present throughout the property. The surrounding area context consists exclusively of detached dwellings on lots of varying sizes.

The applicant is proposing to sever the parcel of land creating a new lot for the construction of a new two-storey detached dwelling. The new dwelling will require variances for lot frontage, lot area, front yard setback, window encroachment, driveway width and an exterior side yard setback.



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.

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

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

City Council passed *By-law 0048-2025* on April 2nd, 2025, amending City of Mississauga Zoning *By-law 0225-2007*. The by-law introduced amendments consolidating the R1 to R11, R15, RM1 and RM2 zones into two new low-rise residential zones, being Residential Large (RL) and

Residential Small (RS). The amendment also created new performance standards for each of the new zones. As such, the subject property is now zoned RS-90. While Planning staff are not in a position to provide a zoning review, it appears that the variances listed below should be removed and amended. It is recommended that the applicant confirm with Zoning staff the required variances.

A184.25Not required as per RS-90:

1. A corner lot frontage of 14.13m (approx. 46.36ft) whereas By-law 0225-2007, as amended, requires a minimum corner lot frontage of 19.50m (approx. 63.98ft) in this instance;

Amended as per RS-90:

2. A corner lot area of 314.70sq m (approx. 3,387.40sq ft) whereas By-law 0225-2007, as amended, requires a minimum corner lot area of 370.00sq m (approx. 3,982.65sq ft) in this instance;
5. An exterior side yard setback of 3.01m (approx. 9.88ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback of 3.50m (approx. 11.48ft) in this instance.

A185.25Not required as per RS-90:

1. A lot frontage of 11.60m (approx. 38.06ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 15.00m (approx. 49.21ft) in this instance;
2. A lot area of 284.20sq m (approx. 3,059.10sq ft) whereas By-law 0225-2007, as amended, permits a maximum lot area of 260.00m (approx. 2,798.62sq ft) in this instance;

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

The subject property is located in the Cooksville Neighbourhood Character Area and is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP). The Residential Low Density II designation permits detached, semi-detached, and duplex dwellings in this instance. As per Section 16.1.2.1, the minimum frontage and area of new lots will be evaluated in the context of the existing lot pattern in the surrounding area. Additionally, Section 5.3.5 (Neighbourhoods) states that neighbourhoods are not meant to remain static, however, when new development occurs, it should be sensitive to the neighbourhoods existing and planned character.

The proposed severance is sensitive to the existing and planned character of the neighbourhood and will not result in significant adverse impacts to the community. The proposed parcels are consistent with detached lots found within the immediate neighbourhood. The addition of a residential dwelling would not result in negative impacts to the established neighbourhood character. The proposed severance represents sensitive intensification that is compatible with the existing and planned character of the neighbourhood. Staff are of the opinion that the application conforms to Section 51(24) of the Planning Act, more specifically

that the application conforms to the official plan and the lot sizes are suitable for the existing and proposed detached dwellings.

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

Variance #2 for file A184.23 pertains to a corner lot area. The intent of this regulation in the zoning by-law are to ensure that new lots are appropriately sized and fit within the context of the surrounding area. The size of the severed lot is a direct result of the existing dwelling as the retained lot exceeds the minimum required lot area by 24 m² (258.33 ft²). While the additional area would not bring the severed lot into zoning compliance it would bring it significantly closer. That said, staff have no concerns with the proposed lot area and are of the opinion that it is not out of character within the immediate neighbourhood.

Variance #3 for A184.25 pertains to a further reduction to front yard setback from 3m to 2.32m. The result of this variance would create a new front yard setback of 2.32m. Where the required yard exceeds 1.20m the by-law allows as of right, a further encroachment of 0.60m for architectural features such as window wells and bay windows. This results in a front façade of the dwelling to be within 1.72m (5.64ft) of the front lot line. This is not consistent with the approximate 3m front yard setback established throughout the neighbourhood and is not consistent with the existing streetscape. Staff are of the opinion that this variance should be refused.

Variance #4 for A184.25 is required for a window well encroachment. Planning staff have no concerns regarding this variance as the structure has no massing and access to the rear yard is maintained via the easterly side yard.

Variances #5 for A184.25 relates to an exterior side yard setback. The general intent of the side yard regulations in the by-law is to ensure that an adequate buffer exists between the massing of primary structures on adjoining properties, that appropriate drainage can be provided and that access to the rear yard ultimately remains unencumbered. A detailed review of the immediate neighbourhood identified similar deficiencies for other detached dwellings was present. Staff are of the opinion that the reduction is minor and is not out of character within the immediate neighbourhood and access to the rear yard remains encumbered in the exterior side yard. Additionally, no drainage concerns had been identified by Transportation and Works.

Variances #3 for A185.25 relates to an increase in maximum driveway width. The intent of the driveway width regulations in the by-law is to permit a driveway that can accommodate two vehicles parked side by side, with the remainder of the front yard being soft landscaped area. Staff note that the site-specific by-law requirement does not allow for vehicles to be parked side by side. The applicant is proposing a driveway width that is similar to many other properties in the immediate neighbourhood that accommodates two vehicles parked side by side. Staff are satisfied that the width will restrict the parking to no more than two vehicles across and will be able to maintain sufficient soft landscaping area to maintain the character of the surrounding area.

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

The intent of the application is to create two new lots for the purpose of maintain the existing detached dwelling on one lot and the development of a new dwelling consistent on the other. The proposed new lots would maintain the general context of the surrounding area and would not result in any significant adverse impacts to the existing and planned character of the community. The applications represent an efficient use of land by promoting sensitive intensification that is compatible within the neighbourhood. Staff is of the opinion that the applications represent orderly development of the lands and are minor in nature.

Comments Prepared by: Sara Ukaj, Planning Associate

Appendices

Appendix 1 – Transportation and Works Comments

**Re: C.A. 'A' 185.25
3144 High Springs Cres Ward 7**

We note that any Transportation and Works Department concerns/requirements for this property will be addressed under Consent Application 'B' 16/25.

**Re: C.A. 'B' 16.25
3144 High Springs Cres Ward 7**

This Department has no objections to the applicant's request where the intent is to create a new residential lot. 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. Grading and Drainage Plan

The applicant's consulting engineer will be required to prepare a Grading and Drainage Plan for the subject lands and submit it to this Department for review/approval. Sufficient details are to be shown to ensure grading compatibility with the adjacent lands.

Upon the review of the Grading and Drainage Plan, it may be determined that catch basins may be required and satisfactory arrangements will have to be made for the construction of same.

2. Municipal Address Requirement

Prior to the issuance of final consent, satisfactory arrangements are to be made with the Corporate Services Department, Information Technology Division, Digital 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 Campagna Tasca at (905) 615-3200 ext. 3088 or susie.campagnatasca@mississauga.ca.

B. GENERAL INFORMATION**1. Lot Grading and Drainage**

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

2. Servicing

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

3. Access

The applicant will be required to apply for an Access Modification Permit prior to building permit issuance. We advise the applicant that all costs incurred in providing any new driveway entrance(s) to the subject lands or any modifications/reinstatement required will be the responsibility of the owner. Driveway accesses shall maintain a 1.5 m setback from aboveground features such as utilities and trees. We are also noting that should any utilities need to be relocated, all costs incurred will also be to the owner.

For further information regarding the above noted comments, please contact Tony Iacobucci at (905) 615-3200 ext. 5129 or tony.iacobucci@mississauga.ca









Comments Prepared by: Tony Iacobucci, Development Engineering

Appendix 2 – Zoning Comments

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

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.

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

Park Planning Comments

The Parks and Culture Planning Section of the Community Services Department has reviewed the consent application and advises as follows:

1. 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

Forestry Comments

The Forestry Section of the Community Services Department has reviewed the consent application and advises as follows:

City of Mississauga Forestry Staff have attended the site and identified the following City owned trees within the municipal boulevard on High Springs Crescent:

- Linden (16cm DBH) – Good Condition – \$700.00
- Scotch Pine (19.5cm DBH) – Fair Condition - \$600.00 (Boundary)

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

1. The applicant shall provide tree protection securities in the amount of \$1,300.00 for the preservation of the municipal trees.
2. The applicant shall provide a cash contribution of \$1,750.82 for the planting of two (2) street trees on High Springs Crescent and Hillcrest Avenue. This figure is subject to the most recent Fees and Charges By-law at the time of payment and is therefore subject to change.

In addition, Forestry notes the following:

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.
4. The applicant shall provide framed tree hoarding at the dripline of the above noted trees prior to any construction to the satisfaction of City of Mississauga Forestry Staff. Please call Matthew McMullen at 905-615-3200 ext. 3508 or Mike Newbold at 905-615-3200 ext. 8280 to arrange a hoarding inspection.
5. Payment for street tree fees and other charges can be made at the Parks and Forestry customer service counter located at 950 Burnhamthorpe Road West, in the form of a certified cheque, bank draft, or money order made payable to "The Corporation of the City of Mississauga". A Submission of Fees and Securities form is required to process payment. Please contact Jamie Meston to request a Submission of Fees and Securities form and any other inquiries regarding the payment process.

A Tree Removal 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: Brian Melnyk (brian.melnik@peelregion.ca) | (905) 791-7800 x3602

Comments:

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

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections at (905) 791-7800 x7973 or by email at 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.
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals are required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections at (905) 791-7800 x7973 or by email at servicingconnections@peelregion.ca.

Comments Prepared by: Petrele Francois, Junior Planner

Appendix 5 – Metrolinx

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

GO/HEAVY-RAIL – CONDITIONS OF APPROVAL

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

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

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

Comments Prepared by: Jenna Auger, Project Analyst

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" 184/25 and "A" 185/25)
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 July 3, 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 July 3, 2025.
6. A letter shall be received from the City of Mississauga, Forestry, Community Services Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated July 3, 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 July 3, 2025.
8. A letter shall be received from Metrolinx indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated July 3, 2025.



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: B17.25
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 2407 Old Carriage Rd, zoned RL - 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 21.47m (approx. 70.44ft) and an area of approximately 930.00sq m (approx. 10,010.44sq ft).

The Committee has set **Thursday, July 10, 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 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:

- 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>.

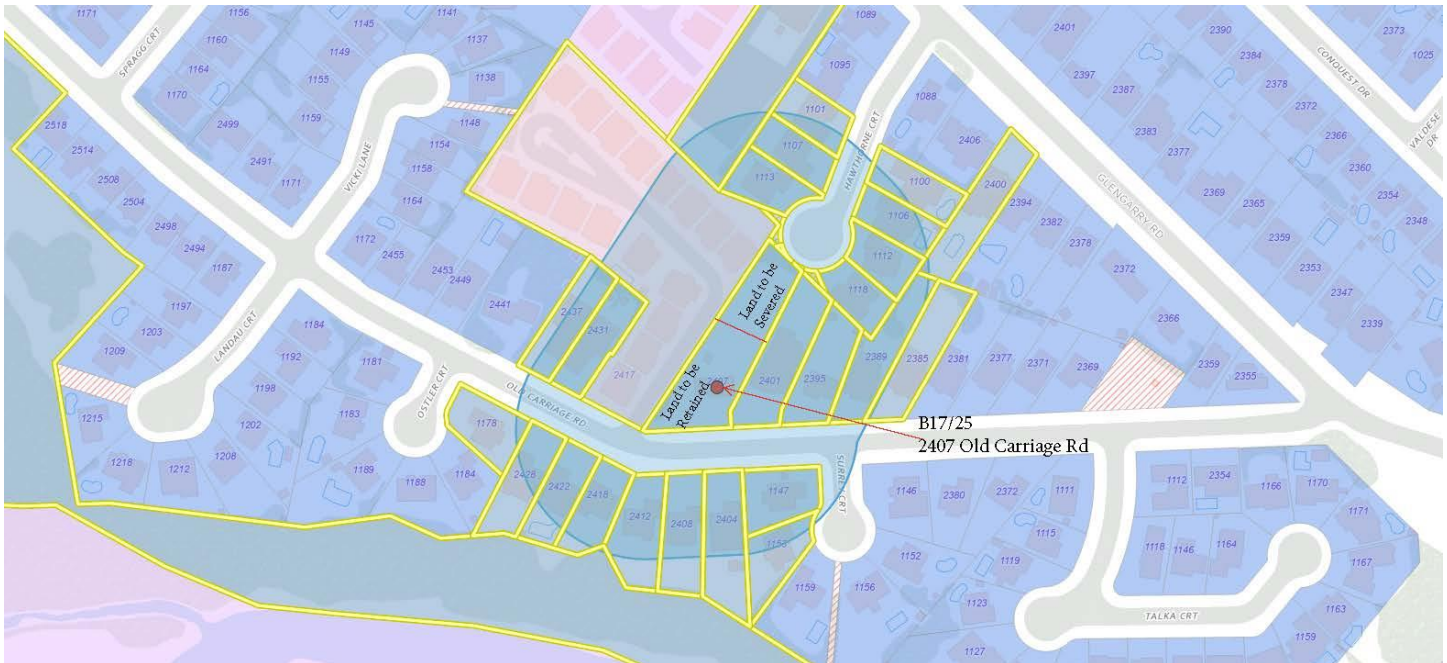
If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Committee of Adjustment via email at committee.adjustment@mississauga.ca or by mailing the Committee

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 are collected as 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 may be considered a public record and may 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: 2025-07-03	File(s): B17.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 7/10/2025 1:00:00 PM

Consolidated Recommendation

The City recommends the application be deferred.

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 21.47m (approx. 70.44ft) and an area of approximately 930.00sq m (approx. 10,010.44sq ft).

Recommended Conditions and/or Terms

- Appendix A – Conditions of Provisional Consent

Background

Property Address: 2407 Old Carriage Rd

Mississauga Official Plan

Character Area: Erindale Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

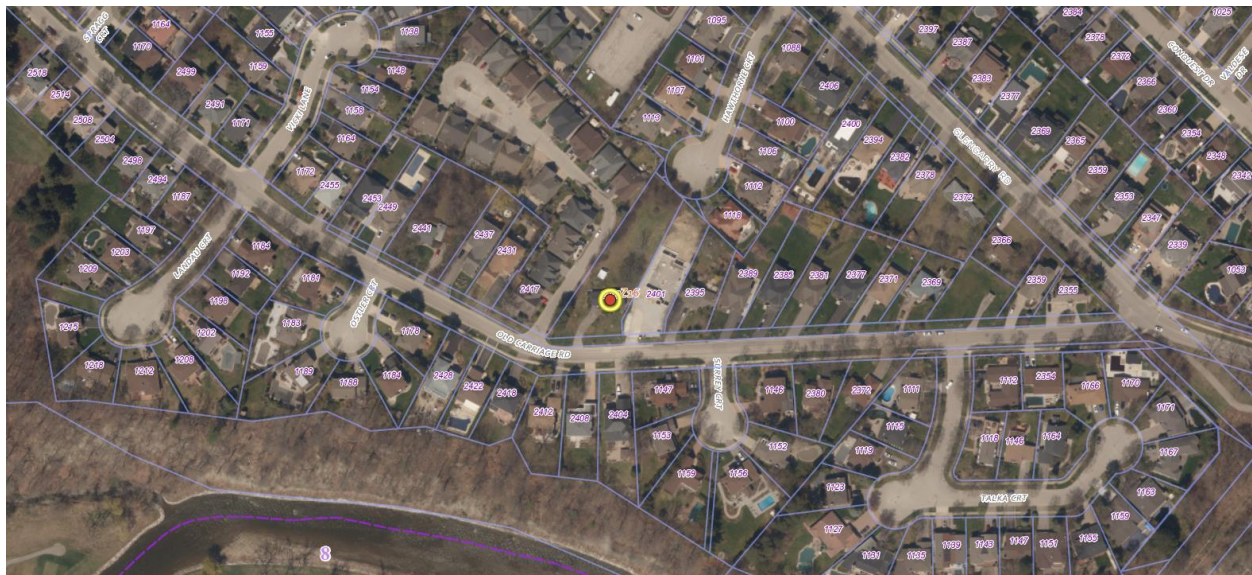
Zoning: RL - Residential

Other Applications: None

Site and Area Context

The subject property is located south-west of the Dundas Street West and Glengarry Road intersection in the Erindale Neighbourhood Character Area. It is an interior lot containing a single storey dwelling. Limited landscaping and mature vegetation exists throughout the subject property. The surrounding area context is exclusively residential consisting of detached dwellings on varied sized lots.

The applicant is proposing to sever the existing lot into two lots for low density residential purposes.



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 Erindale Neighbourhood Character Area and is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan (MOP).

Planning and Transportation and Works staff have no concerns with the potential severance of the property; staff note the presence of reserves (City owned) along Hawthorne Court that prevent legal access. The applicant must however note that for staff to support the consent, the access issue must be resolved.

Planning staff recommend deferral of the application at this time to allow the applicant an opportunity to discuss options for acquiring legal access on the Hawthorne Road frontage with Realty Services.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

This Department requests that this application be deferred. The proposal considers creation of a new residential lot with frontage on Hawthorne Court; however, no legal frontage to the municipal right-of-way currently exists. We note Hawthorne Court was constructed under Plan of Subdivision 43M-697 and Blocks 11, 12, 13 and 14 were created at the westerly limits of the subdivision, which are currently under City ownership. The Blocks separate the subject site from Hawthorne Court; thus, satisfactory arrangements must be made with the City's Realty Section related to the acquisition of the lands to obtain legal frontage.

Acknowledging acquisition of City owned lands will be a required to facilitate legal frontage onto Hawthorne Court, it is recommended that the applicant initiate this process with the City's Realty Section prior to considering the merits of this application to mitigate risk to the municipality and determine if the necessary land acquisition is feasible.

This Department has had some preliminary discussions with the applicant and the Realty Section, and it was agreed that this application would be deferred at the July 10, 2025, Hearing.

For further information regarding the above noted comments, please contact Tony Iacobucci at (905) 615-3200 ext. 5129 or tony.iacobucci@mississauga.ca

Comments Prepared by: Tony Iacobucci, Development Engineering

Appendix 2 – Zoning Comments

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

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: 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 consent 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: Brian Melnyk (brian.melnik@peelregion.ca) | (905) 791-7800 x3602

Comments:

- Please note that severing the lands may adversely affect the existing location of the water and sanitary sewer services, if any exist. The result of this may require the applicant to install new water/sanitary servicing connections to either the severed or retained lands in compliance with the Ontario Building Code. The applicant may require the creation of private water/sanitary sewer servicing easements.
- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections at (905) 791-7800 x7973 or by email at 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.
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals are required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections at (905) 791-7800 x7973 or by email at servicingconnections@peelregion.ca.

Comments Prepared by: Petrele Francois, Junior Planner

Appendix A – Conditions of Provisional Consent

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

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



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: B6.25 B7.25 A105.25
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 560 & 600 Slate Dr, zoned E2, E3-Employment; G1-Greenlands; PB1-Parkway Belt, has applied for consent under Section 53 and minor variance(s) under Section 45 of the Planning Act. B6.25

The applicant requests the consent of the Committee to sever a parcel of land for the purposes of a lot addition. The parcel of land has a width of approximately 10.00m (approx. 32.81ft) and an area of approximately 147.10sq m (approx. 1,583.37sq ft).

The parcel of land is to be added to the property directly south of the subject property known as 6885 Kennedy Rd.

B7.25

The applicant requests the consent of the Committee to sever a parcel of land to create a new lot and easements. The parcel of land has a frontage of approximately 250.00m (approx. 820.21ft) and an area of approximately 32,665.00sq m (approx. 351,603.10sq ft).

A105.25

The applicant requests the Committee to approve a minor variance for the retained lands of B6.25 and B7.25 proposing:

1. 182 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 208 parking spaces in this instance; and
2. A setback of parking areas, driveways, loading spaces, and other paved areas to all lands zoned G1 or G2 of 5.00m (approx. 16.40ft) whereas By-law 0225-2007, as amended, requires a minimum setback of parking areas, driveways, loading spaces, other paved areas to all lands zoned G1 or G2 of 7.50m (approx. 24.61ft) in this instance.

The Committee has set **Thursday, July 10, 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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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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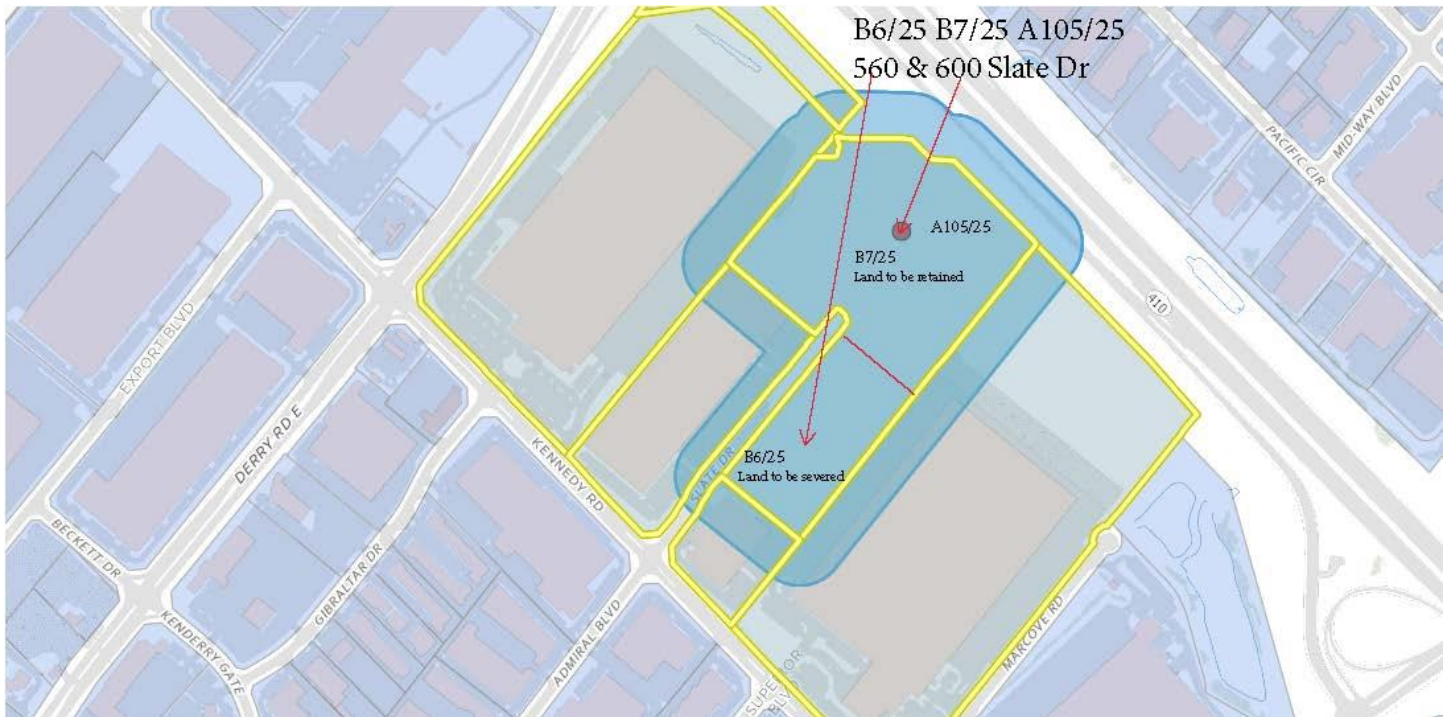
<http://www.mississauga.ca/portal/cityhall/council-and-committee-videos>

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/>.
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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:

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:

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City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-07-03 To: Committee of Adjustment From: Committee of Adjustment Coordinator	File(s): B6.25 B7.25 A105.25
	Meeting date: 7/10/2025 1:00:00 PM

Consolidated Recommendation

The City has no objections to the consent and minor variance applications.

Application Details

B6.25

The applicant requests the consent of the Committee to sever a parcel of land for the purposes of a lot addition. The parcel of land has a width of approximately 10.00m (approx. 32.81ft) and an area of approximately 147.10sq m (approx. 1,583.37sq ft).

The parcel of land is to be added to the property directly south of the subject property known as 6885 Kennedy Rd.

B7.25

The applicant requests the consent of the Committee to sever a parcel of land to create a new lot and easements. The parcel of land has a frontage of approximately 250.00m (approx. 820.21ft) and an area of approximately 32,665.00sq m (approx. 351,603.10sq ft).

A105.25

The applicant requests the Committee to approve a minor variance for the retained lands of B6.25 and B7.25 proposing:

1. 182 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 208 parking spaces in this instance; and
2. A setback of parking areas, driveways, loading spaces, and other paved areas to all lands zoned G1 or G2 of 5.00m (approx. 16.40ft) whereas By-law 0225-2007, as amended, requires a minimum setback of parking areas, driveways, loading spaces, other paved areas to all lands zoned G1 or G2 of 7.50m (approx. 24.61ft) in this instance.

City Department and Agency Comments	File:B6.25 B7.25 A105.25	2025/07/03	2
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Recommended Conditions and/or Terms of consent

- Appendix A – Conditions of Provisional Consent
- The variance application approved under File(s) "A105.25" must be finalized

Recommended Conditions and/or Terms of minor variance

- Variance(s) approved under file(s) "A105.25" shall lapse if the consent application under file "B6.25" is not finalized within the time prescribed by legislation.

Background

Property Address: 560 & 600 Slate Dr

Mississauga Official Plan

Character Area: Gateway Employment Area (East)
Designation: Business Employment, Industrial & Greenlands

Zoning By-law 0225-2007

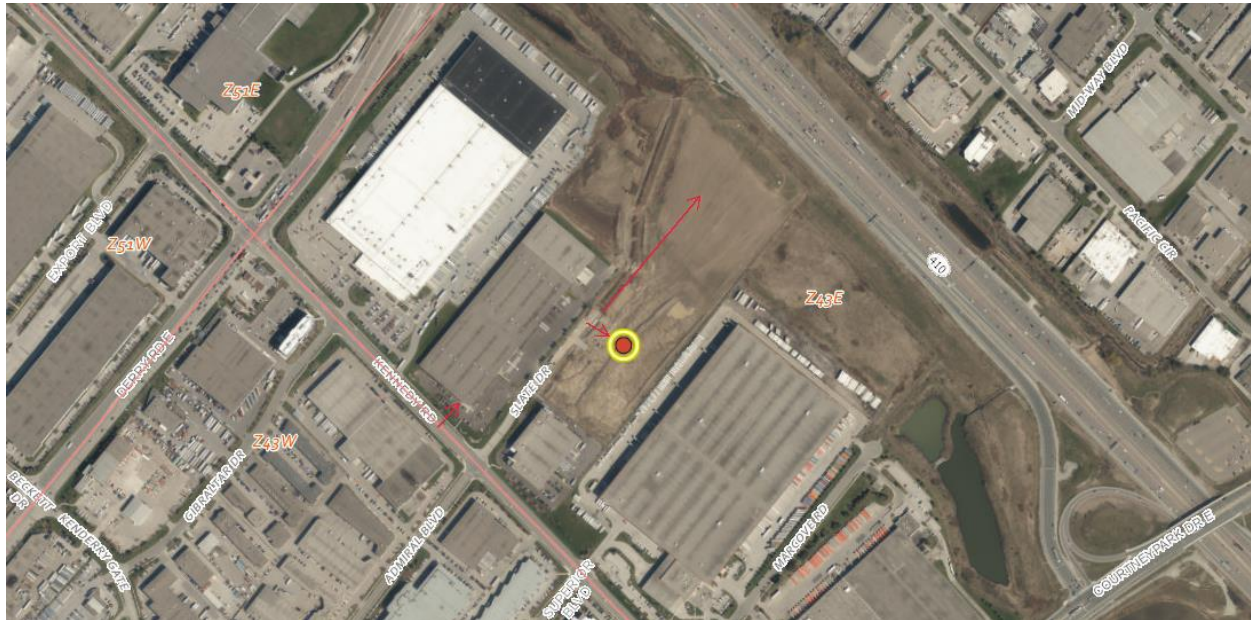
Zoning: E2, E3-Employment; G1-Greenlands; PB1-Parkway Belt

Other Applications: PREAPP 25-6419

Site and Area Context

The subject property is located on the east side of Kennedy Road, north of Courtney Park Drive East in the Gateway Employment Character Area. The site is currently under construction with two (2) planned industrial buildings. The surrounding area consists of one and two-storey industrial buildings with limited vegetation and significant hardscaping.

The applicant is proposing two severances, one to create a new employment lot with the other as a lot addition to an adjoining property. In addition to the consent applications, there are minor variances required for a parking deficiency and setback to a G1 zone. The parcel of land subject to the lot addition is to be added to the property directly south of the subject property, municipally known as 6885 Kennedy Rd.



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.

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

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

Planning staff note the application was deferred by the applicant at the May 8th, 2025, Committee of Adjustment hearing to allow them an opportunity to submit the required documentation to

Municipal Parking staff and Zoning staff to review and confirm that the variances being sought are correct.

The subject property is located in the Gateway Employment Character Area and is designated Business Employment, Industrial and Greenlands on Schedule 10 of the Mississauga Official Plan (MOP). While much of the site is evenly split between Business Employment and Industrial designations, a small portion of land at the rear of the subject property is designated Greenlands. The Business Employment and Industrial designation both permit manufacturing, warehouse, distribution and wholesaling facilities.

The subject property is zoned E2 (Employment) and E3 (Industrial) with a small portion at the rear of the site being zoned G1 (Greenlands). Both employment zones permit industrial related uses, including a manufacturing, warehouse, distribution and wholesaling facility.

Staff are satisfied that the applications for both the lot addition and new lot are consistent with the official plan, as the severed and retained lands will provide for adequately sized lots for the proposed buildings. No minor variances are required for lot size and or frontages. Staff are satisfied that the proposal will not negatively impact the area's lot fabric. Furthermore, staff have no concerns with the severance regarding the criteria set out in Section 51(24) of the Planning Act, as the site is appropriately serviced and is suitable for the planned use of the property. Staff are therefore of the opinion that the application conforms to Section 51(24) of the Planning Act.

In addition to the proposed consent application, the applicant is requesting minor variances for a parking deficiency and setback to a G1 zone.

The intent of the zoning by-law in quantifying the required number of parking spaces is to ensure that each lot is self-sufficient in providing adequate parking accommodations based on its intended use. Section 8.4 of the official plan contemplates potential reductions in parking requirements and alternative parking arrangements in appropriate situations. Municipal Parking staff have reviewed the request and note as follows:

With respect to Committee of Adjustment application 'A' 105/25, 560 and 600 Slate Drive, the Applicant is requesting the Committee to approve a minor variance for the retained lands of B6.25 and B7.25 proposing:

1. 182 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 208 parking spaces in this instance.

The building under construction has a GFA of 28,774.60 m² and the proposed use is office, warehouse and distribution. The subject site is in Parking Precinct 4 and is not within a protected Major Transit Station Area (MTSA). The Application was previously deferred at the Committee of Adjustment hearing of May 8, 2025, so that the Applicant could provide satisfactory justification to support the proposed parking reduction.

Per the updated partial site plan of the proposed condition for the subject site at 600 Slate Drive, dated May 15, 2025, 182 parking spaces are proposed, whereas a minimum of 208 parking spaces is required in this instance. As such, the site will be deficient 26 parking spaces or 12.5%.

A Parking Utilization Study was completed by Egis Canada as part of the current submission. A comparable proxy site located nearby at 475 Admiral Boulevard was surveyed Tuesday, May 20 to Thursday May 22, 2025, and Thursday, May 29, 2025. The observed peak parking demand at the proxy site was 0.46 spaces per 100 m2 GFA, or 93 vehicles.

The Building Department processed a Preliminary Zoning Review application PREAPP 25-6419. Based on review of the information available in the application, the requested variance for the retained lands is correct. Zoning staff also advise that more information is required to verify the accuracy of the requested variances or determine whether additional variances will be required.

Given the above, Municipal Parking staff can support the proposed parking reduction to permit a minimum parking supply of 0.63 spaces per 100 m2 GFA, or 182 parking spaces, in this instance.

Planning staff are in agreement with Municipal Parking staff's comments and are satisfied the parking reduction is appropriate given the proposed development of the lands.

Variance 2 pertains to a reduced setback of parking areas, driveways, loading spaces, and other paved areas to all lands zoned G1 on the subject property. The intent of this portion of the by-law is to ensure that there is an appropriate buffer to the natural feature. Staff note that the proposed setback is measured from the parking area to the G1 zone located on the north-east portion of the parcel. The Toronto and Region Conservation Authority (TRCA) have raised no objections to the proposal. The City relies on the expertise of the TRCA on matters relating to natural features and are in agreement with their position. Staff are therefore satisfied that the proposed setback is appropriate in this instance.

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

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

This department has no objections to the applicant's request where the intent is to create a new lot and a lot addition to an abutting property. The Consent to create a new lot would sever the two industrial buildings currently under construction into two separate properties. The lot addition proposes severing a strip of land (parts 20 & 21 on Draft 43R-Plan) to be conveyed to the adjacent site, 6885 Kennedy Road South.

A letter prepared by Sajecki Planning dated March 18, 2025, has been submitted with these applications to give additional background information. The letter indicates that easements will be proposed to facilitate shared access and shared services between the retained and severed lands and be established through this consent application.

A further letter dated May 16, 2025, has also been submitted to indicate the purpose of the resubmission of this application to address an off-site parking agreement and Parking Utilization Study.

A Site Plan Application has been reviewed and approved in September 2024 for the two industrial buildings under Site Plan Application SP 22-45. As a condition of the Site Plan Approval, a Development Agreement with Infrastructure Schedules dated September 18, 2024, between The Corporation of the City of Mississauga, The Regional Municipality of Peel and Slate Drive Holdings Inc (Owner) has been entered into. The Development Agreement addresses the extension of Slate Drive into a Cul-de-sac, the redirection and construction of a newly aligned stormwater channel and any securities and payments required for the Municipal Infrastructure Works.

In view of the above and should the Committee see merit in the applicant's request, we are providing the following conditions/requirements to be imposed as conditions of approval:

A. Items Required Prior to the Issuance of Final Consent

1. Site Plan Depicting Mutual Right-of-Way Easements

Acknowledging that an Overall Site Plan (DWG No: A001) has been provided, we would request that the proposed access easements be illustrated on the Site Plan depicting the exact location and width and be submitted for our review/approval.

2. Site Servicing Plan

A Site Servicing Plan is to be submitted for our review/approval which would clearly identify the location of any existing/proposed underground services to the two industrial buildings under construction. Upon reviewing the Site Servicing Plan, the requirement for any private servicing easements can be addressed.

3. Draft 43R-Plan Requirement

Upon review of items A1 and A2, a Reference Plan will be required for our review/approval in order that the location and width of any proposed servicing and access right-of-way easements can accurately be described as parts of that Reference Plan.

4. Solicitor Letter Addressing Easement Requirements

Upon reviewing items A1 and A2, and the confirmation of the required easement(s), the applicant/owner will be required to provide a letter/schedule prepared by the applicant's solicitor which would specifically describe any new private easement(s) to be established. It should also be noted that any documentation received will be forwarded as an attachment with our clearance memo to the Committee of Adjustment Office in order that any new private easement(s) can be identified and be incorporated into the Certificate of Secretary-Treasurer.

B. General Information

Site Plan Approval

Any future redevelopment of the subject lands will require the owner to obtain Site Plan Approval where any site-specific conditions/requirements relating to detailed lot grading and drainage, servicing, access, etc. can be addressed.

Comments Prepared by: Tony Iacobucci, Development Engineering

Appendix 2 – Zoning Comments

The Building Department processed a Preliminary Zoning Review application PREAPP 25-6419. Based on review of the information available in this application, the following requested variances for the retained lands is correct:

182 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 208 parking spaces in this instance; and

A setback of parking areas, driveways, loading spaces, and other paved areas to all lands zoned G1 or G2 of 5.00m (approx. 16.40ft) whereas By-law 0225-2007, as amended, requires a minimum setback of parking areas, driveways, loading spaces, other paved areas to all lands zoned G1 or G2 of 7.50m (approx. 24.61ft) in this instance.

We also 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 submitted on 04/29/2025. 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

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 owned by the City of Mississauga, identified as Not Yet Named (P-516)*, 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...;

Based on the description of the two proposed consent applications and the associated minor variance application, and the understanding that the stormwater channel will be dedicated to the City through the existing Site Plan Agreement (SP 22 45), the new lot lines and required relief from the Zoning By-law 0225-2007 are not expected to cause fragmentation of ownership, nor impact the identified natural heritage features. On this basis, the Parks, Forestry and Environment Division have no objections to the requested consent applications and minor variance.

Should the application be approved, the Parks, Forestry and Environment Division provides the following recommendation:

1. To maintain and enhance the natural heritage features present within and adjacent to the subject property, the Forestry Section of the Community Services Department recommends that any landscaping within the regulated area of the stormwater channel should only include native species that are common to the local watershed and appropriate for the site conditions. The Forestry Section recommends that selection of seed mix and trees be supported by reviewing the following guidelines by the Toronto and Region Conservation Authority (TRCA):

- TRCA. (2022). Flora Species Native to the TRCA Jurisdiction. Toronto and Region Conservation Authority (TRCA): Link: <https://trcaca.s3.ca-central-1.amazonaws.com/app/uploads/2022/10/18104147/Flora-Species-Native-to-the-TRCA-Jurisdiction-October-2022.pdf>

In addition, the Parks, Forestry and Environment Division provides the following notes:

1. Given that the property is subject to a development application, SP 22 45, all additional Community Services' comments and/or requirements have been addressed through the development application.
2. Construction access from the adjacent park/greenlands is not permitted.
3. If access is required to City owned lands, a Consent to Enter Agreement/Park Access Permit will be required.
4. Stockpiling of construction materials and encroachment in the adjacent park/greenlands is not permitted.
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.

Comments Prepared by: Nicholas Rocchetti, Planner

Forestry Comments

The Forestry Section of the Community Services Department has reviewed the above noted consent application. Should the application be approved, Forestry wishes to impose the following conditions:

1. The applicant shall provide a cash contribution of \$28,013.12 for the planting of thirty-two (32) street trees on Slate Dr. This figure is subject to the most recent Fees and Charges By-law at the time of payment and is therefore subject to change.

In addition, Community Services notes the following:

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.
4. Payment for street tree fees and other charges can be made at the Parks and Forestry customer service counter located at 950 Burnhamthorpe Road West, in the form of a certified cheque, bank draft, or money order made payable to "The Corporation of the City of Mississauga". A Submission of Fees and Securities form is required to process payment. Please contact Jamie Meston to request a Submission of Fees and Securities form and any other inquiries regarding the payment process.

A Tree Removal 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

Applications: B-25-006M, B-25-007M, A-25-105M / 560 & 600 Slate Drive

Development Engineering: Iwona Frandsen (Iwona.frandsen@peelregion.ca) | (905) 791- 7800 x7920

Comments:

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

Conditions:

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

Comments Prepared by: Petrele Francois, Junior Planner

Appendix 6 – Toronto and Region Conservation Authority

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

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

Purpose of the Application

TRCA staff understand that the purpose of Consent Application B6.25 is to sever a parcel of land for the purposes of a lot addition. The parcel of land has a width of approximately 10.00m (approx. 32.81ft) and an area of approximately 147.10sq m (approx. 1,583.37sq ft). The parcel of land is to be added to the property directly south of the subject property known as 6885 Kennedy Road.

TRCA staff understand that the purpose of Consent Application B7.25 is to sever a parcel of land to create a new lot and easements. The parcel of land has a frontage of approximately 250.00m (approx. 820.21ft) and an area of approximately 32,665.00sq m (approx. 351,603.10sq ft).

TRCA staff understand that the purpose of Minor Variance Application is to approve a minor variance for the retained lands of B6.25 and B7.25 proposing:

1. 182 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 208 parking spaces in this instance; and
2. A setback of parking areas, driveways, loading spaces, and other paved areas to all lands zoned G1 or G2 of 5.00m (approx. 16.40ft) whereas By-law 0225-2007, as amended, requires a minimum setback of parking areas, driveways, loading spaces, other paved areas to all lands zoned G1 or G2 of 7.50m (approx. 24.61ft) in this instance.

TRCA staff understand that the building designs and drive aisle have not been changed since the Site Plan Control approval in 2024 (SP 22-45 W5) (66421.13). Also, TRCA staff understand that the site is currently under construction.

Background

On November 15, 2023, TRCA issued permit no. C-231346 to facilitate, within TRCA's Regulated Area of the Etobicoke Creek Watershed, the realignment of a minor drainage channel and the development of 2 industrial buildings totaling 14,808 sq. m. (159,392 sq. ft.) and 28,775 sq. m. (309,732 sq. ft.) with associated parking on lands known as 560 and 600 Slate Drive, in the City of Mississauga.

This application was primarily reviewed under the associated Site Plan Application SP 22-45 W5 (CFN66421.13).

CA Act and O. Reg. 41/24

Given the above noted natural features and natural hazards, a portion of the subject lands are located within TRCA's Regulated Area of the Etobicoke Creek Watershed and are subject to O. Reg. 41/24 and the CA Act. Based on our review of the proposed development, the proposed development is located within the regulated portion of the subject lands.

Application Specific Comments

The subject properties consist of two existing agricultural uses bisected by a drainage channel originating from the current termination of a storm drain at Slate Drive and draining into the main Etobicoke valley system to the north. The approved TRCA permit application proposed the realignment of this channel along the northern property line adjacent to other lands owned by the applicant and would drain through an existing depression into the valley system. TRCA staff

understand that once the realignment is completed, development on the final industrial buildings on the reconfigured table land will proceed.

From our review of the submitted consent materials, TRCA staff are satisfied this hazard is being fully maintained under the retained lands and have no further objection.

Recommendation

As currently submitted, TRCA staff are of the opinion that the Minor Variance Application assigned City File No. A105.25, the Consent Application assigned City File No. B6.25 and, the Consent Application assigned City File No. B7.25 are consistent with Provincial policy. Specifically, Section 5 (Natural Hazards) of the PPS. Additionally, it is staff's position that these applications are in conformity with TRCA's LCP policies. As such, TRCA has no objection to the approval of the application subject to the following condition:

1. That the applicant provides the required planning review fee.

Fee

By copy of this letter, the applicant is advised that the TRCA has implemented a fee schedule for our planning application review services. This application is subject to a \$1,590.00 – Consent review fee. The applicant is responsible for fee payment and should forward the application fee to this office as soon as possible. An invoice was sent to the owner through email on June 25, 2025.

Comments Prepared by: Marina Janakovic, Planner I

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" 105/25)
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 July 3, 2025.
5. A letter shall be received from the City of Mississauga, Park Planning, Forestry, Community Services Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated July 3, 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 July 3, 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 July 3, 2025.
8. A letter shall be received from the Toronto and Region Conservation Authority indicating that satisfactory arrangements have been made with respect to payment of the "Review Fee", and their comments dated July 3, 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: A138.25
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 1138 Garden Rd, zoned R2-4 - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow a circular driveway and rear stone patio proposing:

1. A circular driveway covering 55.5% of the front yard whereas By-law 0225-2007, as amended, permits a maximum circular driveway area to cover 50% of the front yard in this instance;
2. A driveway width of 14.98m (approx. 49.15ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.5m (approx. 27.89ft) in this instance;
3. Three walkways attached to one side of the driveway with widths of 2.70m (approx. 8.86ft), 6.60m (approx. 21.65ft), and 2.70m (approx. 8.86ft) whereas By-law 0225-2007, as amended, permits a maximum of one walkway with a width of 1.50m (4.92ft) in this instance; and
4. A rear stone patio height of 0.60m (approx. 1.97ft) whereas By-law 0225-2007, as amended, permits a maximum rear stone patio height of 0.30m (approx. 0.98ft) in this instance.

The Committee has set **Thursday, July 10, 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 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:

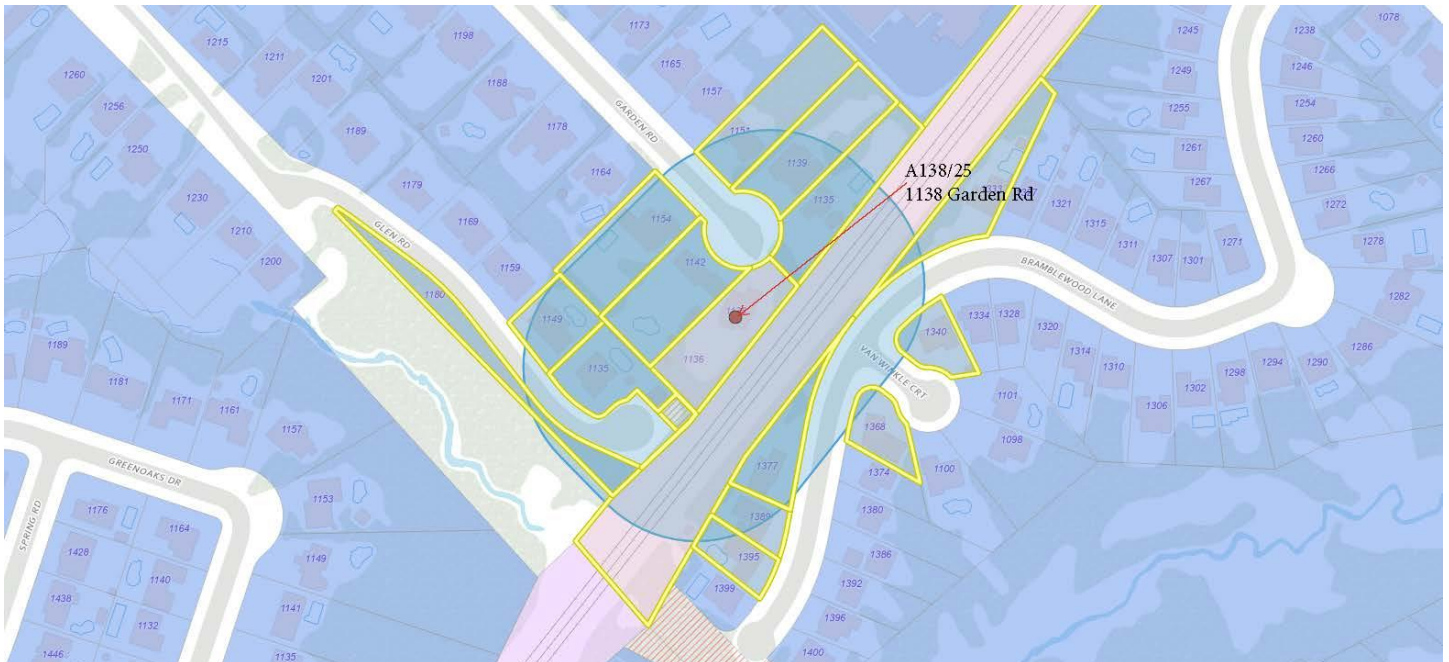
<http://www.mississauga.ca/portal/cityhall/council-and-committee-videos>

Additional Information:

- 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.

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 are collected as 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 may be considered a public record and may 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: 2025-07-03	File(s): A138.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:7/10/2025 1:00:00 PM

Consolidated Recommendation

The City recommends that the application be deferred for redesign.

Application Details

The applicant requests the Committee to approve a minor variance to allow a circular driveway and rear stone patio proposing:

1. A circular driveway covering 55.5% of the front yard whereas By-law 0225-2007, as amended, permits a maximum circular driveway area to cover 50% of the front yard in this instance;
2. A driveway width of 14.98m (approx. 49.15ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.5m (approx. 27.89ft) in this instance;
3. Three walkways attached to one side of the driveway with widths of 2.70m (approx. 8.86ft), 6.60m (approx. 21.65ft), and 2.70m (approx. 8.86ft) whereas By-law 0225-2007, as amended, permits a maximum of one walkway with a width of 1.50m (4.92ft) in this instance; and
4. A rear stone patio height of 0.60m (approx. 1.97ft) whereas By-law 0225-2007, as amended, permits a maximum rear stone patio height of 0.30m (approx. 0.98ft) in this instance.

Amendments

The Building Department is processing Preliminary Zoning Review/Independent Zoning Review application PREAPP 25-6078. Based on the review of the information available in this application, the requested variances (#1, #2, #3) are correct. And based on the review of the information available in this application, Zoning staff advise that the following amendment is required for #4:

4. A rear stone patio setback to the side lot line of 0.60m (approx. 1.97ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 0.61m (approx. 2.00ft) in this instance.

Background

Property Address: 1138 Garden Rd

Mississauga Official Plan

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

Zoning By-law 0225-2007

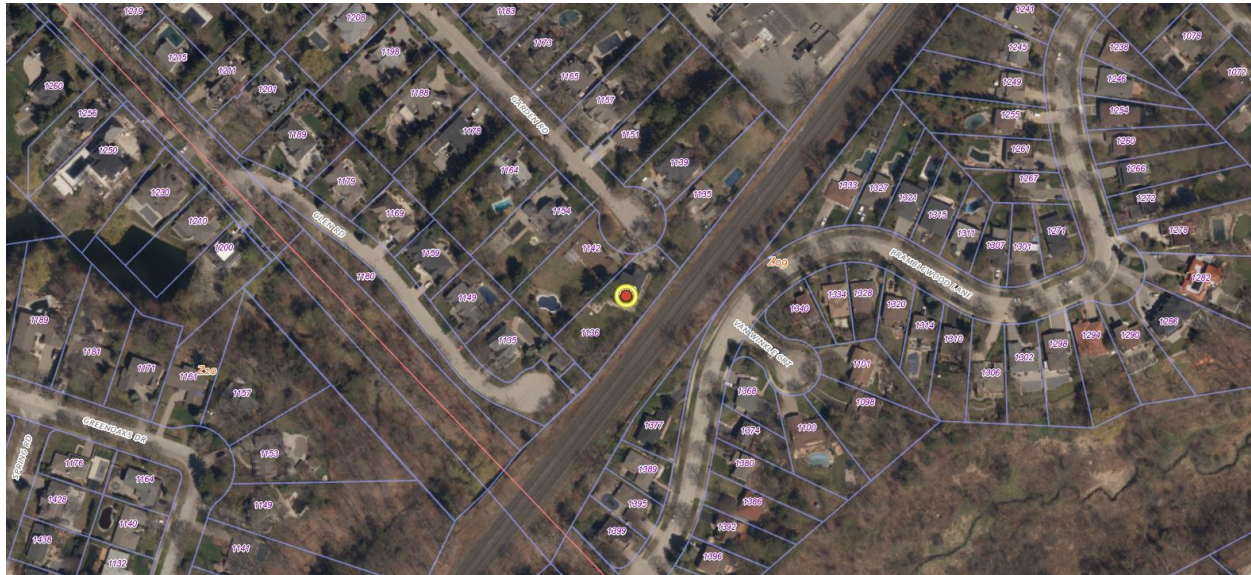
Zoning: R2-4 - Residential

Other Applications: PREAPP 25-6078

Site and Area Context

The subject property is located south of Truscott Drive and east of Clarkson Road North. The subject lot is located at the end of the cul-de-sac, with a lot area of approximately 1998m² (21506ft²). The property contains a two-storey detached dwelling with mature vegetation in the rear yard. the surrounding area context is predominantly residential with one and two storey dwellings on large lots with significant vegetation.

The applicant is proposing to legalize the existing driveway and rear stone patio requiring variances for driveway width, driveway percentage covering the front yard, walkway attachment widths and setback to stone patio.



Comments

Planning

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

Staff comments concerning the application are as follows:

The subject property is located in the Clarkson - Lorne Park Neighborhood Neighbourhood Character Area and is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan (MOP). Section 9.1 of the MOP states that driveway widths and associated setbacks should respect the identity and character of the surrounding context.

Staff have identified concerns with variances #1, #2 and #3, all pertaining to the driveway. The intent of the driveway width regulations in the by-law is to permit a driveway that can accommodate the required parking under the zoning by-law, with the remainder of the front yard being soft landscaped area. The intent of the walkway regulations is to allow a hard-surfaced pathway from the driveway to the front entrance and/or the rear yard, while ensuring that such an area cannot be utilized for parking purposes.

The current driveway represents an excessive width that can facilitate the parking of additional vehicles, contrary to the intent of the zoning by-law. The resultant front yard has been significantly decreased, with minimal front yard amenity area present as a result. Furthermore, staff are of the opinion that while Variance #1 requests an increase of driveway coverage from 50% to 55%, that

is due to the technical calculation of the front yard due to the shape of the lot. The driveway appears to cover a significant portion of the front yard visually in this instance. Additionally, the three walkways appear to be a part of the driveway in this case, facilitating vehicular access.

Staff are of the opinion that, as currently proposed, the driveway does not meet the general intent or purpose of the zoning by-law and is not minor in nature. Staff therefore recommend that the application be deferred to allow the applicant an opportunity to redesign the driveway and hardscaping in the front yard.

Comments Prepared by: Shivani Chopra, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

Enclosed are pictures of the existing driveway, walkways and rear patio. We do not have any grading concerns.

Comments Prepared by: John Salvino, Development Engineering Technologist















Appendix 2 – Zoning Comments

The Building Department is processing Preliminary Zoning Review/Independent Zoning Review application PREAPP 25-6078. Based on the review of the information available in this application, the requested variances (#1, #2, #3) are correct. And based on the review of the information available in this application, we advise that the following amendment is required for #4:

4. A rear stone patio setback to the side lot line of 0.60m (approx. 1.97ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 0.61m (approx. 2.00ft) 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: 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.

Comments Prepared by: Jamie Meston, Landscape Technician

Appendix 4 – Region of Peel Comments

Development Engineering: Brian Melnyk (brian.melnik@peelregion.ca) | (905) 791-7800 x3602

Comments:

- The is a Regional sanitary sewer easement on 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 be advised that widening the driveway may impact the location of the property line water service shut-off valves, which 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. If the water service shut-off needs to be adjusted, please contact Public Works Customer Service at (905) 791-7800 x4409 or by email publicworkscustserv@peelregion.ca.

Comments Prepared by: Petrele Francois, Junior Planner

Appendix 5 – Metrolinx

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

GO/HEAVY-RAIL – ADVISORY COMMENTS

- As the requested variances have minimal impact on Metrolinx property, Metrolinx has no objections to the specified variances should the committee grant approval.
- Please be advised that Metrolinx would be a stakeholder providing comments on the comprehensive application of this site should future development be contemplated. Please continue to engage Metrolinx should future developments be contemplated on the subject site.

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

Comments Prepared by: Jenna Auger, Project Analyst



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A175.25
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 864 Edistel Cres, zoned RL-6 - 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. An exterior side yard setback to the eaves of 0.34m (approx. 1.12ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback to the eaves of 5.55m (approx. 18.21ft) in this instance;
2. An accessory structure area of 54.99sq m (approx. 591.91sq ft) whereas By-law 0225-2007, as amended, permits a maximum accessory structure area of 20.00sq m (approx. 215.28sq ft) in this instance;
3. A lot coverage of combined accessory structure of 10.35% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of combined accessory structure of 5.00% in this instance;
4. A front yard setback of 0.62m (approx. 2.03ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 6.00m (approx. 19.69ft) in this instance;
5. An area for all accessory buildings and structures of 82.85sq m (approx. 891.79sq ft) whereas By-law 0225-2007, as amended, permits a maximum area for all accessory buildings and structures of 60.00sq m (approx. 645.83sq ft) in this instance; and
6. A shed to be located between the front wall of the dwelling and the front lot line whereas By-law 0225-2007, as amended, does not allow a shed to be located between the front wall of the dwelling and the front lot line in this instance.

The Committee has set **Thursday, July 10, 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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- **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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- **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 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

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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:

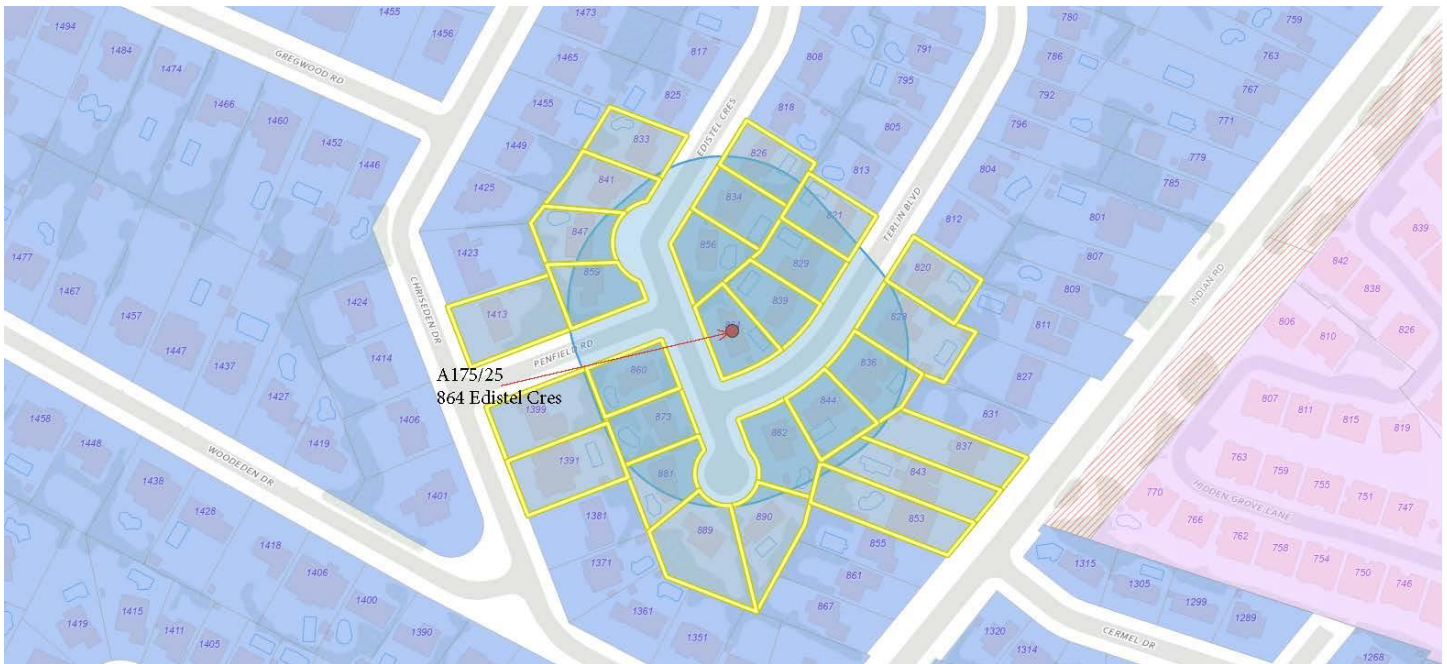
<http://www.mississauga.ca/portal/cityhall/council-and-committee-videos>

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/>.
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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:

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 are collected as 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 may be considered a public record and may 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: 2025-07-03	File(s): A175.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 7/10/2025 1:00:00 PM

Consolidated Recommendation

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

Application Details

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

1. An exterior side yard setback to the eaves of 0.34m (approx. 1.12ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback to the eaves of 5.55m (approx. 18.21ft) in this instance;
2. An accessory structure area of 54.99sq m (approx. 591.91sq ft) whereas By-law 0225-2007, as amended, permits a maximum accessory structure area of 20.00sq m (approx. 215.28sq ft) in this instance;
3. A lot coverage of combined accessory structure of 10.35% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of combined accessory structure of 5.00% in this instance;
4. A front yard setback of 0.62m (approx. 2.03ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 6.00m (approx. 19.69ft) in this instance;
5. An area for all accessory buildings and structures of 82.85sq m (approx. 891.79sq ft) whereas By-law 0225-2007, as amended, permits a maximum area for all accessory buildings and structures of 60.00sq m (approx. 645.83sq ft) in this instance; and
6. A shed to be located between the front wall of the dwelling and the front lot line whereas By-law 0225-2007, as amended, does not allow a shed to be located between the front wall of the dwelling and the front lot line in this instance.

Amendments

The Building Division is processing Building Permit application **BP 9NEW 25-7305**. Based on the review of the information available in this application, Zoning staff have identified that the following revision is required:

Revise Variance 1: A front yard setback to the eaves of 0.34m (approx. 1.12ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback to the eaves of 7.05m (approx. 23.12ft) in this instance;

Revise Variance 5: An area for all accessory buildings and structures of 98.48sq m (approx. 1060.02sq ft) whereas By-law 0225-2007, as amended, permits a maximum area for all accessory buildings and structures of 60.00sq m (approx. 645.83sq ft) in this instance;

Background

Property Address: 864 Edistel Cres

Mississauga Official Plan

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

Zoning By-law 0225-2007

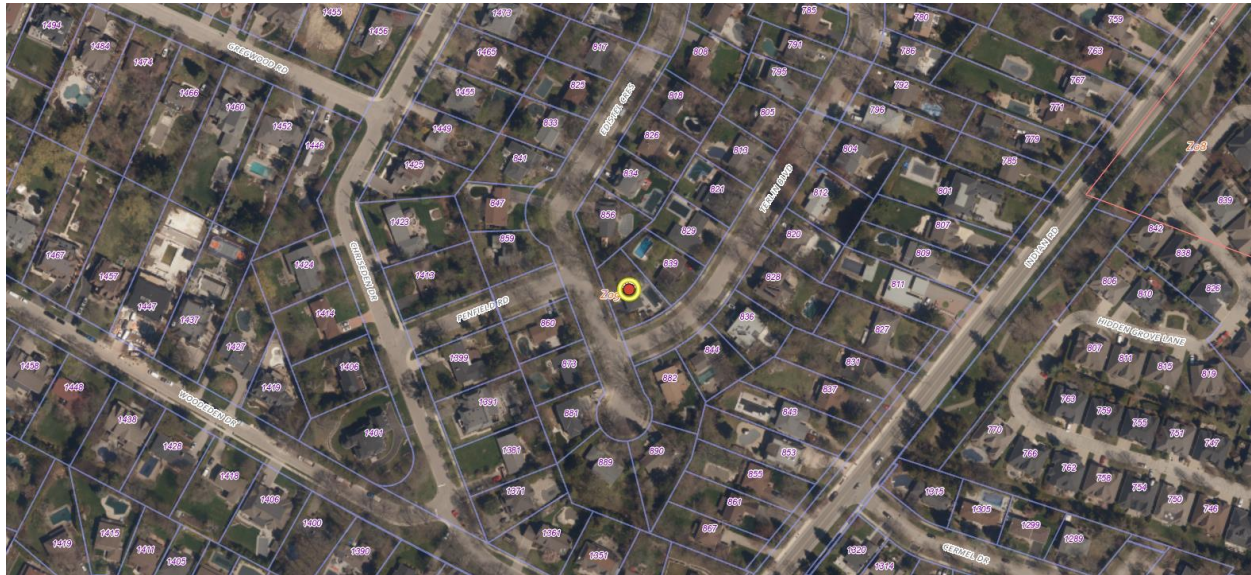
Zoning: RL-6 - Residential

Other Applications: Building Permit application BP 9NEW 25-7305

Site and Area Context

The subject property is located within the Clarkson-Lorne Park Neighbourhood Character Area, northeast of the Indian Road and Woodeden Drive intersection. The surrounding neighbourhood is entirely residential consisting of one and two storey detached dwellings with mature vegetation in the front yards. The subject property contains an existing two-storey detached dwelling with mature vegetation within the front and side yards.

The application is proposing an accessory structure requesting variances for setbacks, accessory structure lot coverage and area and the location of the structure.



Comments

Planning

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

Staff comments concerning the application are as follows:

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

The application proposes an accessory structure (shed) in the technical front yard and all variances being sought are to facilitate this structure.

Variances #1 and #4 seek to reduce the front yard setbacks measured to the existing accessory structure. Variances #2 and #5 pertain to accessory structure area. Variance #3 pertains to accessory structure lot coverage and Variance #6 is regarding the location of the structure. The general intent in regulating accessory structure setbacks is to ensure that an adequate buffer exists between the massing of structures on adjoining properties, that accessory structures can be maintained and that appropriate drainage patterns can be preserved. Furthermore, the general intent of accessory structure regulations is to ensure that the structures are proportional to the lot and dwelling and are clearly accessory to the principle dwelling while not presenting any massing concerns to neighbouring lots.

Staff note that in this instance, since this is a corner lot, the technical front yard is the functional side yard due to the orientation and layout of the existing dwelling. Further, the applicant is proposing to consolidate the two existing accessory structures into one in this location. The proposed structure is not visible from the streetscape and is screened behind the existing fence. As such, staff have no concerns with the location of the proposed structure or the setbacks.

The by-law permits a maximum of 3 accessory structures with total accessory structure area of 60m² (645ft²). The area for the proposed shed area is 54.99m² (591.9ft²), which is within the maximum permissible total accessory structure area. Approximately 28% or 15.63m² (168.23ft²) of the shed structure area is attributed to the eaves of the shed. In addition to the shed, an additional accessory structure area of 43.49m² (467.04 ft²) is attributed to the existing deck and stairs. The combined accessory structure area represents a total lot coverage of 10.35%, being 4.57% for the deck and 5.78% for the shed including 1.64% for the eaves. It is worth noting that the overall lot coverage, which includes both the dwelling and accessory structures, is within by-law regulations. No variance is required for the accessory structure height. Staff are satisfied that the deck does not have any massing impacts and that the shed itself is within the permissible coverage. The proposed structure is clearly accessory to the main dwelling and proportional to the lot, with the dwelling size being approximately 4.2 times the accessory structure.

Given the above, staff are satisfied that the application maintains the general intent and purpose of the official plan and zoning by-law, is minor and appropriate in nature.

Comments Prepared by: Shivani Chopra, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

Enclosed are pictures of the area where the structure is proposed. In consideration that this is a flankage lot where all drainage is directed toward the boulevard area, we have no drainage related concerns.

Comments Prepared by: John Salvino, Development Engineering Technologist









Appendix 2 – Zoning Comments

The Building Division is processing Building Permit application **BP 9NEW 25-7305**. Based on the review of the information available in this application, the following revision is required:

Revise Variance 1: A front yard setback to the eaves of 0.34m (approx. 1.12ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback to the eaves of 7.05m (approx. 23.12ft) in this instance;

Revise Variance 5: An area for all accessory buildings and structures of 98.48sq m (approx. 1060.02sq ft) whereas By-law 0225-2007, as amended, permits a maximum area for all accessory buildings and structures of 60.00sq m (approx. 645.83sq ft) 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.

City Department and Agency Comments	File:A175.25	2025/07/03	10
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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.
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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



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A176.25
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 5876 Coopers Ave, 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 interior alteration in the existing building proposing:

1. 81 parking spaces for non-residential uses whereas By-law 0225-2007, as amended, requires a minimum of 117 parking spaces for non-residential uses in this instance;
2. 0 accessible parking space whereas By-law 0225-2007, as amended, requires a minimum of 5 accessible parking spaces in this instance;
3. Parking access from the shared driveway located on the adjacent property whereas By-law 0225-2007, as amended, requires access to and from parking to be provided by unobstructed on-site driveways or aisles in this instance; and
4. A drive aisle width of 0m whereas By-law 0225-2007, as amended, requires a minimum drive aisle width of 7.00m (approx. 22.97ft) in this instance.

The Committee has set **Thursday, July 10, 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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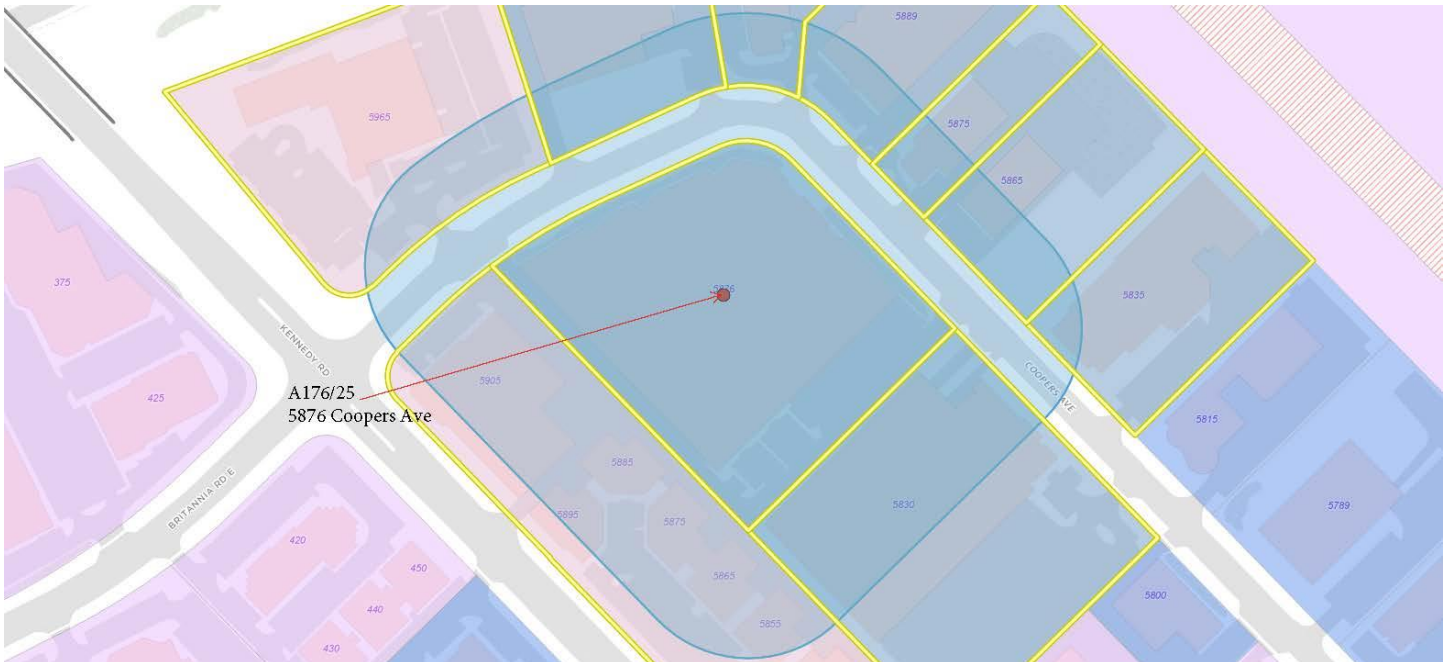
<http://www.mississauga.ca/portal/cityhall/council-and-committee-videos>

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/>.
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City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-07-03	File(s): A176.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:7/10/2025 1:00:00 PM

Consolidated Recommendation

The City recommends the application be deferred for redesign and to submit the required documentation.

Application Details

The applicant requests the Committee to approve a minor variance to allow an interior alteration in the existing building proposing:

1. 81 parking spaces for non-residential uses whereas By-law 0225-2007, as amended, requires a minimum of 117 parking spaces for non-residential uses in this instance;
2. 0 accessible parking space whereas By-law 0225-2007, as amended, requires a minimum of 5 accessible parking spaces in this instance;
3. Parking access from the shared driveway located on the adjacent property whereas By-law 0225-2007, as amended, requires access to and from parking to be provided by unobstructed on-site driveways or aisles in this instance; and
4. A drive aisle width of 0m whereas By-law 0225-2007, as amended, requires a minimum drive aisle width of 7.00m (approx. 22.97ft) in this instance.

Amendments

The Building Department is processing Building Permit application 24-4860. Based on the review of the information available in this application, the requested variances (#1,#2,) are correct. And Based on review of the information available in this application, we advise that following amendment is required for #3:

3. Proposed limited access to South West side yard parking spaces (37) from adjacent property, whereas By-Law 0225-2007, as amended, requires Access to and from parking shall be provided by unobstructed on-site driveways or aisles.

Background

Property Address: 5876 Coopers Ave

Mississauga Official Plan

Character Area: Gateway Employment Area (East)
Designation: Business Employment

Zoning By-law 0225-2007

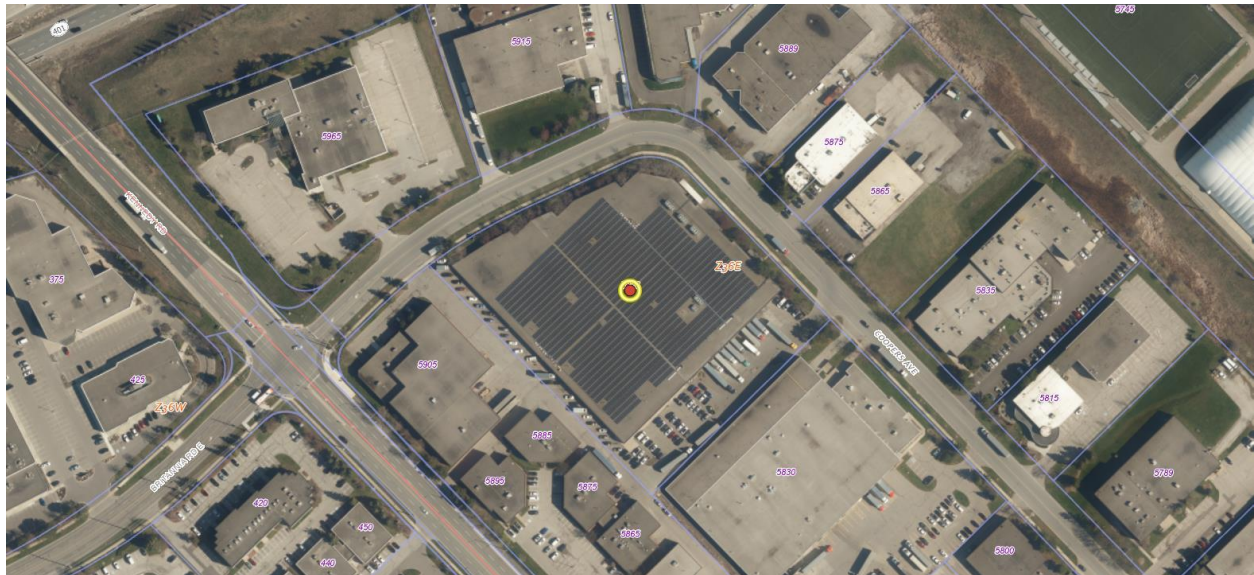
Zoning: E2 - Employment

Other Applications: Building Permit application 24-4860

Site and Area Context

The subject property is located north-east of the Kennedy Road and Britannia Road East intersection in the Gateway Employment Character Area. It is an interior lot containing a single storey industrial building. Limited landscaping elements are present throughout the subject property. The surrounding area context is exclusively employment consisting of varied sized buildings on varied sized lots.

The applicant is proposing interior alterations requiring variances for parking deficiency, accessible parking deficiency, parking access and drive aisle 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:

The subject property is located in the Gateway Employment Character Area and is designated Business Employment in Schedule 10 of the Mississauga Official Plan (MOP).

While staff have no concerns with variances 3 and 4 due to existing conditions on the subject property, Planning staff have concerns with variances 1 and 2 concerning parking deficiencies on the site. The intent of the zoning by-law in quantifying the required number of parking spaces is to ensure that each lot is self-sufficient in providing adequate parking accommodations based upon its intended use. Section 8.4 of the official plan contemplates potential reductions in parking requirements and alternative parking arrangements in appropriate situations. Municipal Parking staff have reviewed the variances request as amended and note as follows:

With respect to Committee of Adjustment application 'A' 176/25, 5876 Coopers Avenue, the applicant is requesting to approve a minor variance to allow an interior alteration in the existing building proposing:

- 81 parking spaces for non-residential uses whereas By-law 0225-2007, as amended, requires a minimum of 117 parking spaces for non-residential uses in this instance.

The Building Department is processing Building Permit application 24-4860. Based on the review of the information available in this application, the above requested variance is correct.

The parking deficiency proposed on-site is 36 parking spaces or otherwise 31%. As per the City's Parking Terms of Reference (ToR) a Parking Utilization Study (PUS) is required to be submitted. Instead, the applicant had submitted a Parking Justification Letter (PJL) produced by WSP Canada Inc. (herein the consultant) dating April 4th, 2025.

The PJL explains the minor variance was triggered by a building permit application filed by the owner to construct a mezzanine area for the office employees. The PJL identifies the City's By-law parking requirements relative to the surveyed parking requirements and proposed a minimum site-specific parking supply rate. A survey was conducted at the subject site on Thursday, March 6th, 2025 from 6 a.m. through to 8 p.m. The Letter suggests the proposed parking supply of 81 spaces is sufficient as the cumulative peak parking demand was 75 parking spaces occupied.

The City's Development Engineering staff visited the site on Friday, May 30th while Municipal Parking staff conducted a midday site visit on Monday, June 23rd. In both instances, conditions did not differ. Staff observed multiple illegally parked vehicles throughout the entire site as well as on-street. Cars were being shifted/manoeuvred in and out carefully due to spaces being blocked by illegally parked vehicles. Below are pictures taken by Municipal Parking staff from the site visit, where it can be seen that there are no vacant parking spaces available on-site resulting in multiple illegally parked vehicles (cars and trucks) on-site and on-street:







Through staff's review of the PJL, and staff having conducted a weekday midday visit on two separate days, the rationale as submitted is not satisfactory. Additionally, the undersupply of spaces is visibly compromising safe access and circulation on-site, creating spillover problems on Coopers Avenue.

Staff recommends deferring this application:

- The applicant will need to make satisfactory arrangements to resolve the parking conditions on-site.
- A satisfactory Parking Utilization Study (PUS) in accordance with the City's Parking Terms of Reference will also be required to be submitted with an application resubmission.
 - The consultant should confirm the survey methodology with staff prior to conducting parking surveys. Details can also be found in the above hyperlink, under the City's Parking Terms of Reference.

Planning staff echo Municipal Parking staff's comments and recommend the application be deferred to allow the applicant an opportunity to provide a satisfactory parking utilization study.

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.

We note that in the April 8, 2025, letter prepared by Sajecki Planning it is indicated (page 5) that the existing/proposed access to the site is through a shared driveway located on the adjacent property to the west at 5905 Kennedy Road. It is also indicated that this shared driveway represents a long-standing existing condition, and that the property owner has an Agreement for Mutual Right-of-Way with the neighbour. In this regard we have no objections to the request.









Comments Prepared by: Tony Iacobucci, Development Engineering

Appendix 2 – Zoning Comments

The Building Department is processing Building Permit application 24-4860. Based on the review of the information available in this application, the requested variances (#1,#2,) are correct. And Based on review of the information available in this application, we advise that following amendment is required for #3:

3. Proposed limited access to South West side yard parking spaces (37) from adjacent property, whereas By-Law 0225-2007, as amended, requires Access to and from parking shall be provided by unobstructed on-site driveways or aisles.

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: Andrew Wemekamp, Zoning Examiner.

Appendix 3 – Region of Peel Comments

Development Engineering: Brian Melnyk (brian.melnik@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.
- 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.
- Installation of and alterations to property line water valves and chambers and sanitary/storm 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.

Comments Prepared by: Petrele Francois, Junior Planner

Appendix 4 – MTO

*Regarding the property municipally known as 5876 Coopers Ave, although located within the MTO Permit Control Area for Highway 401, the subject Minor Variance will not require a Building & Land Use Permit from this office as the proposed works are internal only in scope. Therefore, we have no further comments.

Comments Prepared by: Nicole Hajjar, Corridor Management Officer



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A179.25
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 7355 Shallford Rd, 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 addition proposing an exterior side yard setback of 2.11m (approx. 6.92ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback of 6.00m (approx. 19.69ft) in this instance.

The Committee has set **Thursday, July 10, 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 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>

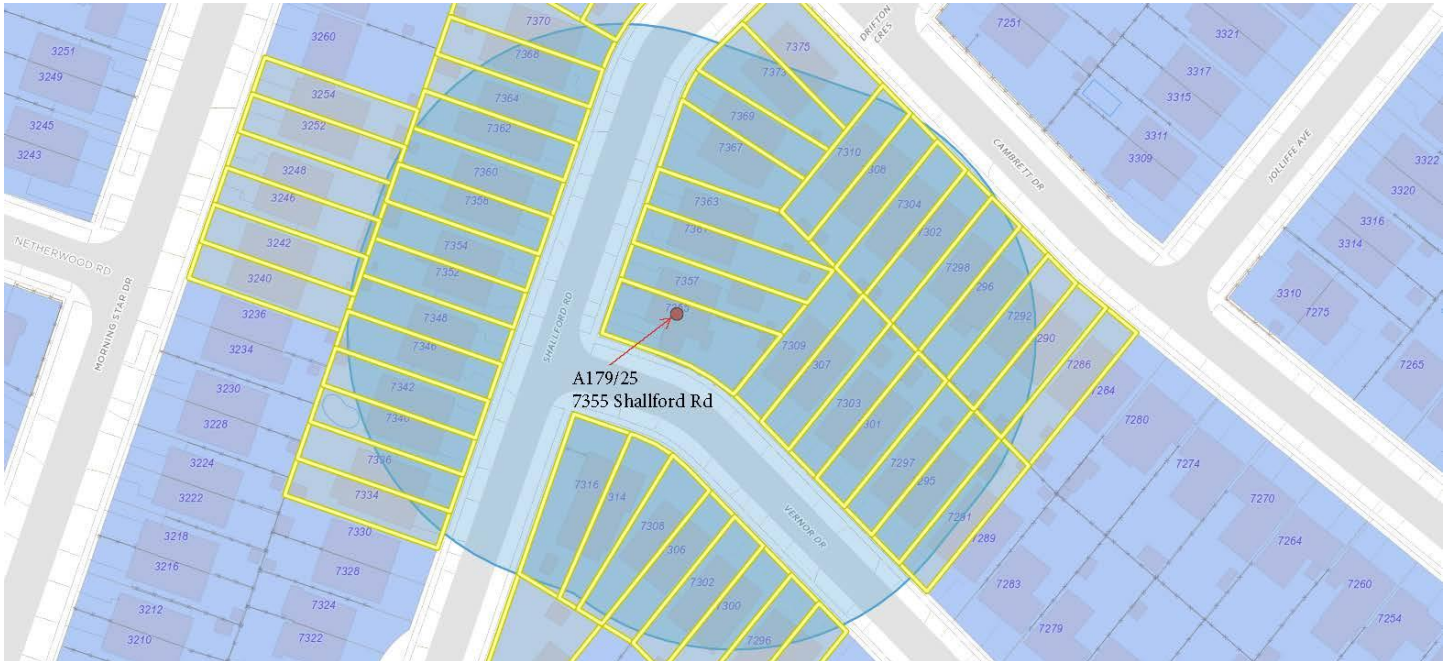
Additional Information:

- 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/>.
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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:

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 are collected as 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 may be considered a public record and may 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: 2025-07-03	File(s): A179.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 7/10/2025 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 addition proposing an exterior side yard setback of 2.11m (approx. 6.92ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback of 6.00m (approx. 19.69ft) in this instance.

Background

Property Address: 7355 Shallford Rd

Mississauga Official Plan

Character Area: Malton Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: RL - Residential

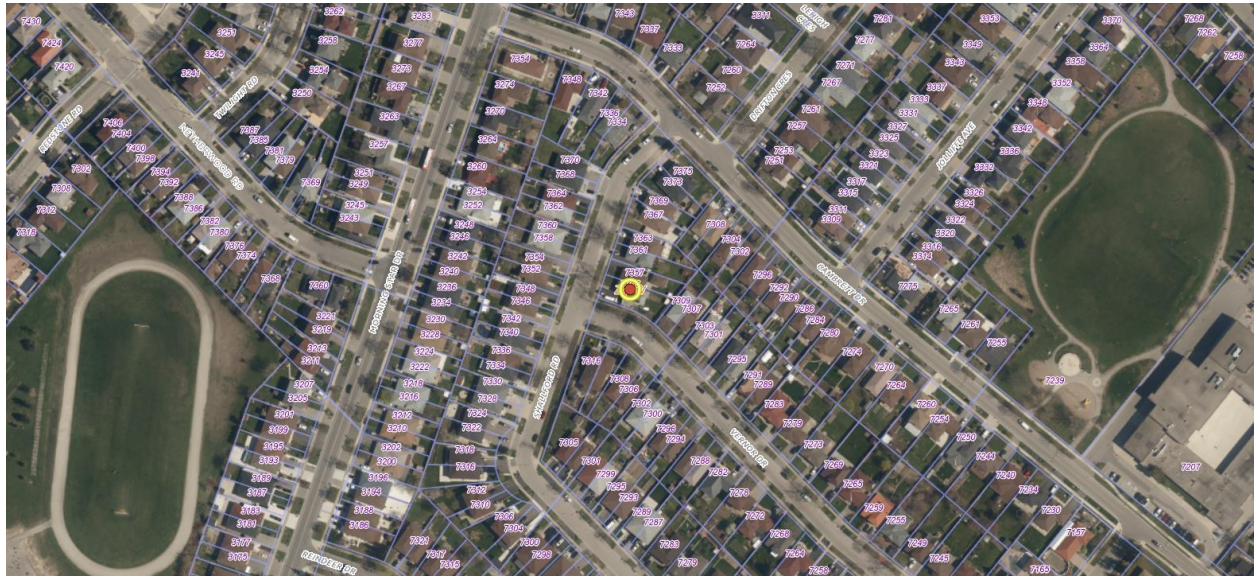
Other Applications: BP 9ALT 25-6446

Site and Area Context

The subject property is located within the Malton Neighbourhood Character Area, south-west of the Goreway Dr. and Morning Star Dr. intersection. The subject property has a lot frontage of +_

12.66m (approx. 41.53ft). The subject property contains an existing, two storey semi-detached dwelling with an attached carport in the exterior side yard. The property has minimal vegetation in the front and rear yard. The surrounding area consists predominantly of residential dwellings.

The applicant is proposing a two-storey addition in the exterior side yard requiring a variance for an exterior side yard setback.



Comments

Planning

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

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

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

The subject property is located in the Malton Neighbourhood Character Area and is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits detached, semi-detached, duplex, triplex and other forms of low-rise residential 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. Planning staff are of the opinion that the general intent and purpose of the official plan are maintained. The proposed addition maintains the existing height and general design of the dwelling, thereby maintaining the character of the neighbourhood. Staff are 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?

The sole variance being proposed is a reduction in the exterior side yard. The general intent of the side yard regulations in the by-law is to ensure that an adequate buffer exists between the massing of primary structures on adjoining properties, that appropriate drainage can be provided and that access to the rear yard ultimately remains unencumbered. Staff note, the proposed addition would improve the setback to the exterior side lot line as the existing attached carport appears to be closer to the exterior side yard, based on the City's spatial imagining. Additionally, the dwelling is not parallel to the exterior lot line resulting in an increased setback as you move to the rear. Staff note the proposed addition does not require any additional variances for height, lot coverage or any others. Staff are satisfied that the addition is appropriately setback from the public realm and the existing fence provides some screening reducing impacts to the streetscape. Furthermore, the existing public boulevard provides an additional buffer to the streetscape. Staff are satisfied that the general intent and purpose of the zoning by-law is maintained.

Given the above, staff are satisfied that the proposal maintains the general intent and purpose of the zoning by-law.

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

Staff are satisfied that the proposed variance is minor in nature. The sole variance being requested will not have a significant impact to either the surrounding context, drainage and access to the rear yard. Staff are also of the opinion that the application represents appropriate development of the subject property.

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 proposed addition will be addressed through the Building Permit Process, BP 9ALT 25-6446.





Comments Prepared by: Tony Iacobucci, Development Engineering

Appendix 2 – Zoning Comments

The Building Division is processing Building Permit application BP 9ALT 25-6446. Based on the review of the information available in this application, the requested variance is correct.

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

Comments Prepared by: Gary Gagnier, 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 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: Brian Melnyk (brian.melnyk@peelregion.ca) | (905) 791-7800 x3602

Comments:

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design criteria. An upgrade of your existing service 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.
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals are required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections at (905) 791-7800 x7973 or by email at servicingconnections@peelregion.ca.

Comments Prepared by: Petrele Francois, Junior Planner



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A180.25
Ward: 10

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 7307 Cork Tree Row, zoned RS - 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 below grade entrance in the interior side yard proposing an interior side yard setback of 0.80m (approx. 2.62ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 1.20m (approx. 3.94ft) in this instance.

The Committee has set **Thursday, July 10, 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:

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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 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:

- 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/>.
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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): A180.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 7/10/2025 1:00:00 PM

Consolidated Recommendation

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

Application Details

The applicant requests the Committee to approve a minor variance to allow a below grade entrance in the interior side yard proposing an interior side yard setback of 0.80m (approx. 2.62ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 1.20m (approx. 3.94ft) in this instance.

Amendments

The Building Department is processing Building Permit application SEC UNIT 25-7950. Based on review of the information available in this application, we advise that following amendment is required:

The applicant requests the Committee to approve a minor variance to allow a below grade entrance in the interior side yard proposing an interior side yard setback of 0.55m (approx. 1.80ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 1.20m (approx. 3.94ft) in this instance.

Background

Property Address: 7307 Cork Tree Row

Mississauga Official Plan

Character Area: Lisgar Neighbourhood

Designation: Residential Low Density II

Zoning By-law 0225-2007

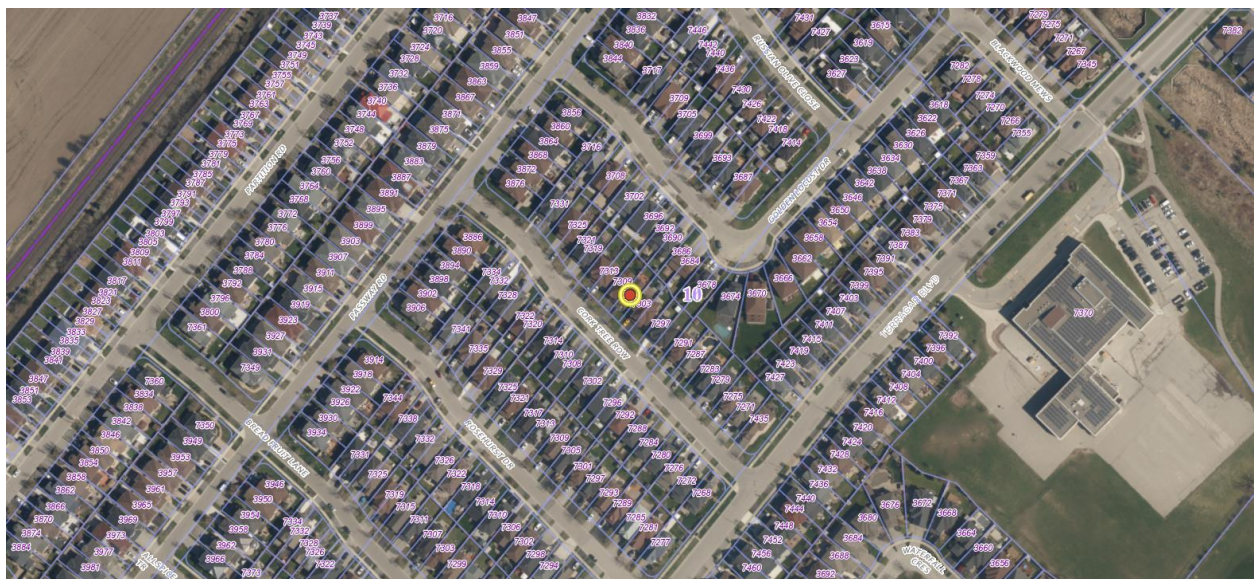
Zoning: RS - Residential

Other Applications: BP SEC UNIT 25-7950

Site and Area Context

The subject property is located north-east of the Terragar Boulevard and Ninth Line intersection in the Lisgar neighbourhood. It currently contains a two-storey semi-detached dwelling with a lot frontage of +/- 7.67m (25.16ft). Limited landscaping and vegetative elements are present in both the front and rear yards. The surrounding area context is exclusively residential, consisting of detached dwellings on similarly sized lots and semi-detached dwellings on smaller lots. The larger area context includes vacant lands located along the west side of Ninth Line and a hydro corridor to the north.

The applicant is proposing a below grade entrance requiring a variance for an interior side yard setback.



Comments

Planning

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

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

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

The subject property is located in the Lisgar Neighbourhood Character Area and is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP). Section 9 of MOP promotes development with appropriate urban form and site design, regulating that such development is compatible with the existing site conditions, the surrounding context, and the landscape of the character area. Staff are satisfied that the below grade entrance is appropriate for both the subject property and surrounding context, and therefore 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?

The sole variance requested pertains to a reduced interior side yard. The intent of the side yard provisions in the by-law are to ensure that access can be maintained around the structure, appropriate drainage patterns can be provided, and that an appropriate buffer between structures on abutting properties can be maintained. The reduced side yard would facilitate a below grade entrance providing access to the secondary unit. This proposal does not create a physical barrier or prevent direct access to the rear yard. Staff also note that Transportation & Works staff have raised no drainage concerns regarding the proposal. Staff are therefore satisfied that the request maintains the general intent and purpose of the by-law

Given the above, staff are satisfied that the proposal maintains the general intent and purpose of the zoning by-law.

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

Staff are satisfied that the proposed variance is minor in nature. The below grade entrance will not have a significant impact to either the surrounding context or streetscape, grading and drainage and access to the rear yard. Staff are also of the opinion that the application represents appropriate development of the subject property.

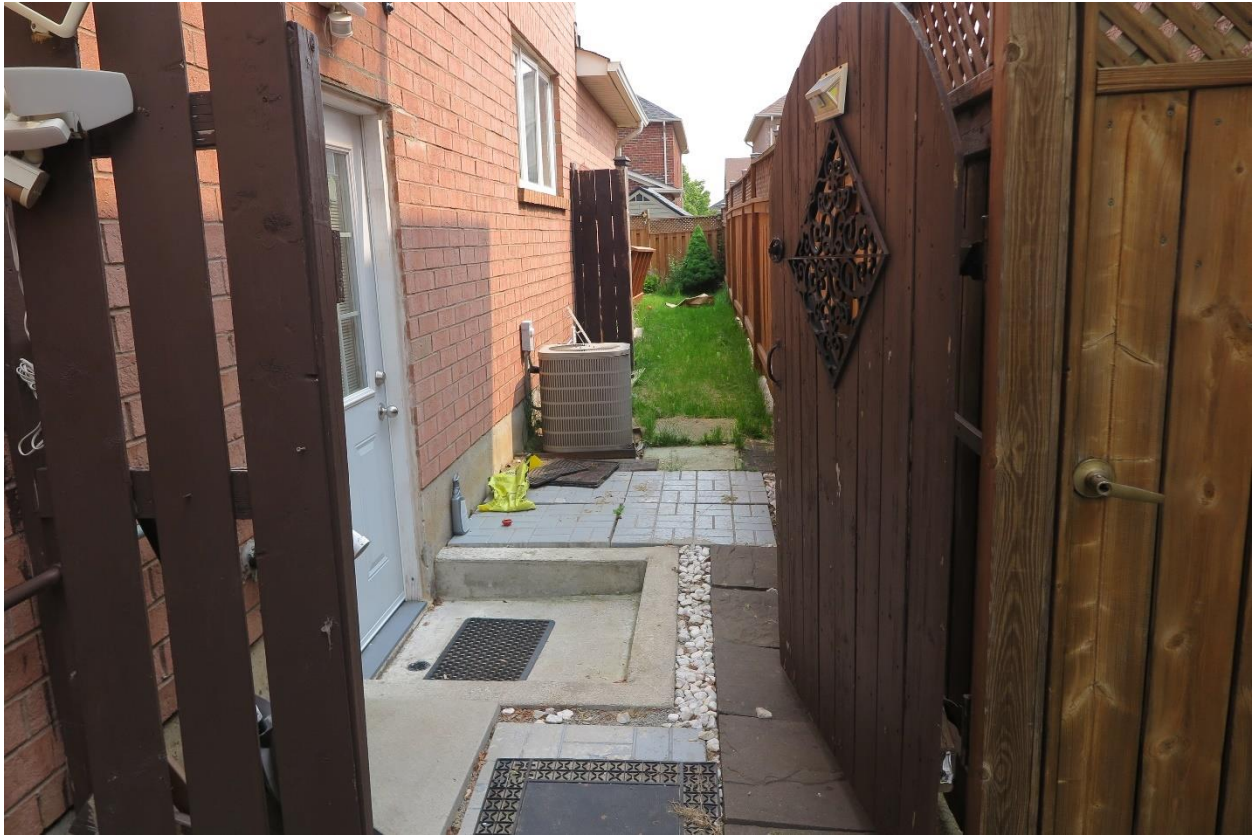
Comments Prepared by: Sara Ukaj, Planning Associate

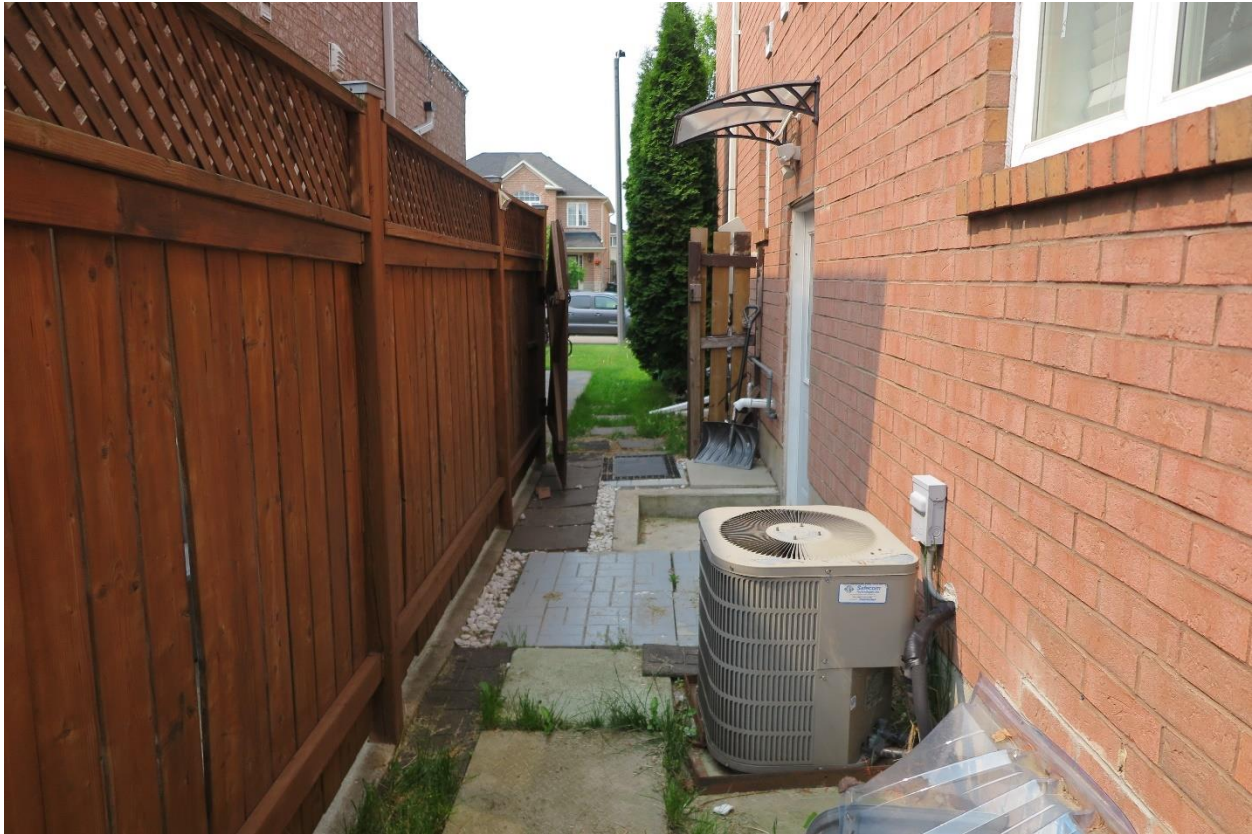
Appendices

Appendix 1 – Transportation and Works Comments

This department has no objections to the applicant's request. We also note that the 0.80M (2.62ft) setback allows for an adequate area for drainage.







Comments Prepared by: Tony Iacobucci, Development Engineering

Appendix 2 – Zoning Comments

The Building Department is processing Building Permit application SEC UNIT 25-7950. Based on review of the information available in this application, we advise that following amendment is required:

The applicant requests the Committee to approve a minor variance to allow a below grade entrance in the interior side yard proposing an interior side yard setback of 0.55m (approx. 1.80ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 1.20m (approx. 3.94ft) 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: Crystal Abainza, 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: Brian Melnyk (brian.melnyk@peelregion.ca) | (905) 791-7800 x3602

Comments:

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design criteria. An upgrade of your existing service 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.
- 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.

Comments Prepared by: Petrele Francois, Junior Planner

Appendix 5 – Metrolinx

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

GO/HEAVY-RAIL – CONDITIONS OF APPROVAL

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

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

Comments Prepared by: Jenna Auger, Project Analyst



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A181.25
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 1145 Fewster Dr, 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 landscaped buffer from the front lot line of 0m whereas By-law 0225-2007, as amended, requires a minimum landscaped buffer from the front lot line of 3.00m (approx. 9.84ft) in this instance.

The Committee has set **Thursday, July 10, 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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- **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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- **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 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): A181.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 7/10/2025 1:00:00 PM

Consolidated Recommendation

The City recommends that the application be deferred.

Application Details

The applicant requests the Committee to approve a minor variance proposing a landscaped buffer from the front lot line of 0m whereas By-law 0225-2007, as amended, requires a minimum landscaped buffer from the front lot line of 3.00m (approx. 9.84ft) in this instance.

Background

Property Address: 1145 Fewster Dr

Mississauga Official Plan

Character Area: Northeast Employment Area
Designation: Business Employment

Zoning By-law 0225-2007

Zoning: E2-19 - Employment

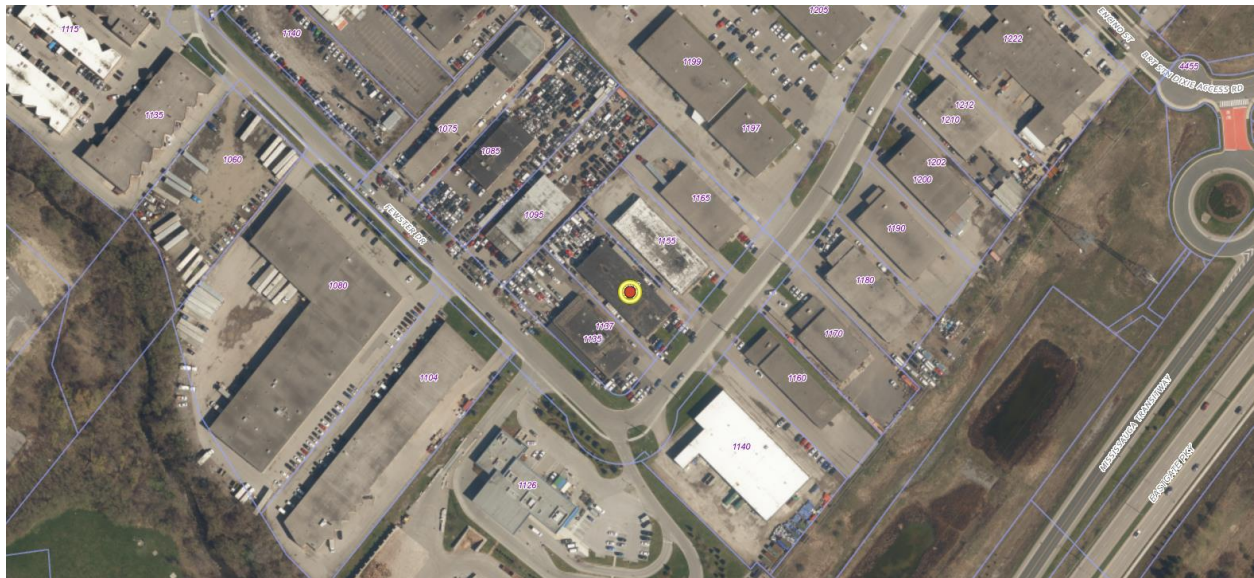
Other Applications: None

Site and Area Context

The subject property is located south-east of the Eglinton Avenue East and Tomken Road intersection and currently houses a one-storey industrial structure. The immediate neighbourhood is exclusively industrial in nature, comprised entirely of various employment

uses. The properties along this portion of Fewster Drive are situated upon large parcels, with lot frontages ranging from +/- 30m (98ft) to +/- 105m (344ft). There is limited to no vegetation or landscaping on the subject property or on the surrounding properties.

The applicant is proposing to legalize an existing condition requiring a variance for a reduced landscape buffer.



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 Area and is designated Business Employment in Schedule 10 of the Mississauga Official Plan (MOP).

The sole variance being proposed is the elimination of the landscape buffer. The intent of the landscape buffer is to ensure that an appropriate buffer exists between all abutting lot lines and the permissible parking area is separate from the municipal right of way. Transportation and Works Department staff noted that numerous vehicles were observed parked/stored within the

municipal boulevard at the time of our inspection. The absence of the landscaped buffer will only encourage the owner to illegally park or store vehicles in the municipal boulevard impacting site visibility and vehicular manoeuvrability. This is not consistent with the streetscape in the area.

Given the above, staff recommend the application be deferred in order to allow the applicant the opportunity to redesign the site to include a landscape buffer and improve the on-site parking conditions.

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. As evident from the site inspection photos, the existing parking layout differs significantly from information illustrated on the submitted Site Plan. We also note that numerous vehicles were observed parked/stored within the municipal boulevard at the time of our inspection. Should Committee see merit in the application, we would request that the vehicles parked/stored within the municipal boulevard are removed.







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: Carrie Chan Patch, Zoning Examiner



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A182.25
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 1135-1137 Fewster Dr, 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:

1. A landscaped buffer from the front lot line of 0m whereas By-law 0225-2007, as amended, requires a minimum landscaped buffer from the front lot line of 3.00m (approx. 9.84ft) in this instance; and
2. An additional 20-foot-wide access driveway located in front of 1135-1137 Fewster Dr whereas By-law 0225-2007, as amended, does not allow an additional 20-foot-wide access driveway located in front of 1135-1137 Fewster Dr in this instance.

The Committee has set **Thursday, July 10, 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:

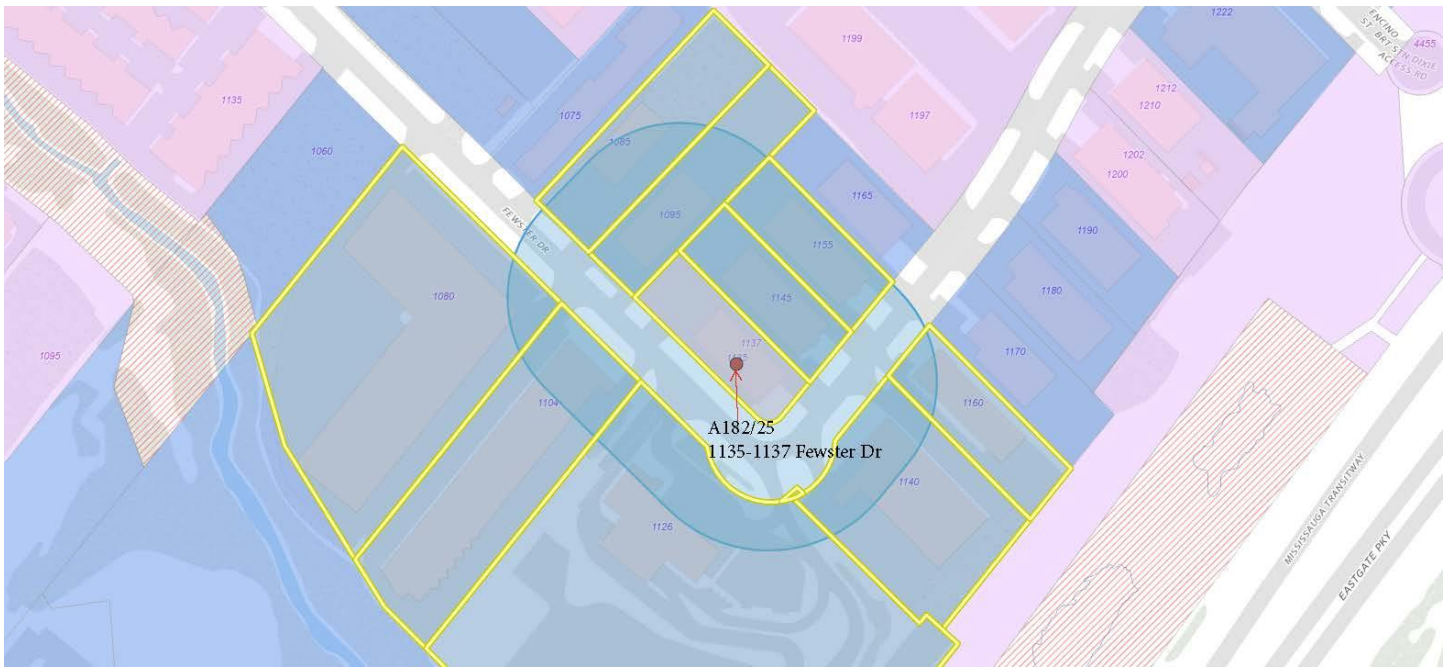
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City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-07-03	File(s): A182.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 7/10/2025 1:00:00 PM

Consolidated Recommendation

The City recommends that the application be deferred.

Application Details

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

1. A landscaped buffer from the front lot line of 0m whereas By-law 0225-2007, as amended, requires a minimum landscaped buffer from the front lot line of 3.00m (approx. 9.84ft) in this instance; and
2. An additional 20-foot-wide access driveway located in front of 1135-1137 Fewster Dr whereas By-law 0225-2007, as amended, does not allow an additional 20-foot-wide access driveway located in front of 1135-1137 Fewster Dr in this instance.

Background

Property Address: 1135-1137 Fewster Dr

Mississauga Official Plan

Character Area: Northeast Employment Area
Designation: Business Employment

Zoning By-law 0225-2007

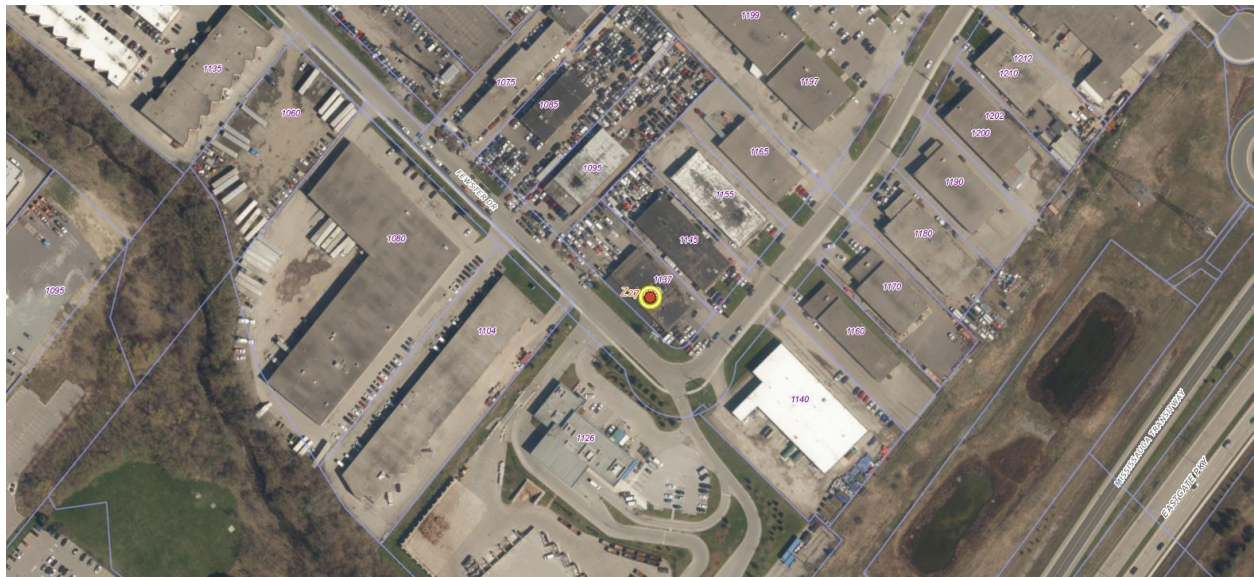
Zoning: E2-19 - Employment

Other Applications: None

Site and Area Context

The subject property is located south-east of the Eglinton Avenue East and Tomken Road intersection and currently houses a one-storey industrial structure. The immediate neighbourhood is exclusively industrial in nature, comprised entirely of various employment uses. The properties along this portion of Fewster Drive are situated upon large parcels, with lot frontages ranging from +/- 30m (98ft) to +/- 105m (344ft). There is limited to no vegetation or landscaping on the subject property or on the surrounding properties.

The applicant is proposing to legalize an existing condition requiring a variance for a reduced landscape buffer and proposing an additional access point.



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 Area and is designated Business Employment in Schedule 10 of the Mississauga Official Plan (MOP).

Variance #1 being proposed is the elimination of the landscape buffer. The intent of the landscape buffer is to ensure that an appropriate buffer exists between all abutting lot lines and the permissible parking area is separate from the municipal right of way. Transportation and Works Department staff noted that numerous vehicles were observed parked/stored within the municipal boulevard at the time of our inspection. The absence of the landscaped buffer will only encourage the owner to continue to illegally park or store vehicles in the boulevard. This is not consistent with the streetscape in the area.

Variance #2 pertains to an additional access point along Fewster Drive. Transportation and Works Staff have reviewed the request and have indicated that they are unable to support the additional driveway access due to concerns regarding the proximity to a road curvature and the number of existing driveway accesses already serving the subject property. Furthermore, the area identified for the proposed access is currently paved and being utilized for vehicle parking. Transportation and Works staff have recommended that this portion of the municipal boulevard be reinstated to a topsoil and sod condition to align with City standards.

Given the above, staff recommend the application be deferred in order to allow the applicant the opportunity to redesign the site to include a landscape buffer and improve the on-site parking conditions.

Comments Prepared by: Sara Ukaj, Planning Associate

Appendices

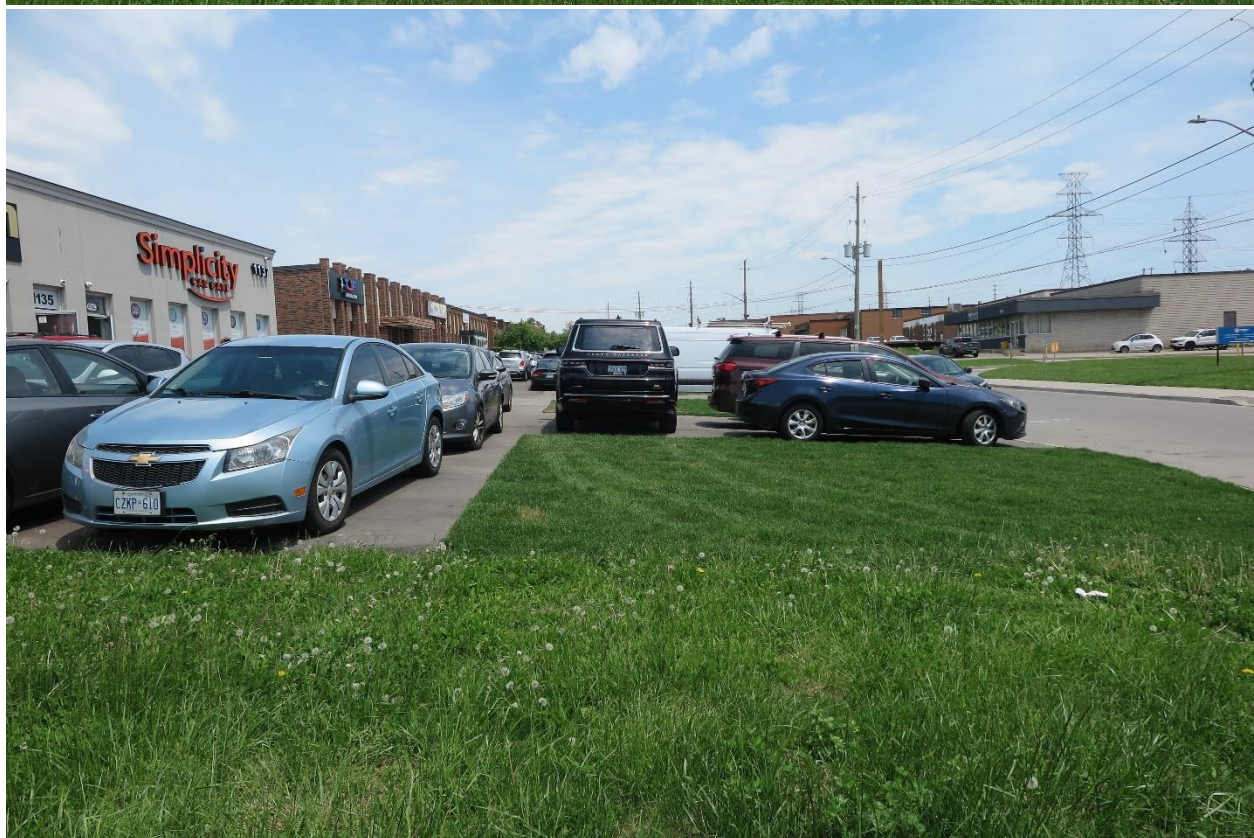
Appendix 1 – Transportation and Works Comments

Enclosed for Committee's ease of reference are photos depicting the subject property. As evident from the site inspection photos, the existing parking layout differs significantly from information illustrated on the submitted Site Plan. We also note that numerous vehicles were observed parked/stored within the municipal boulevard at the time of our inspection and must be removed.

The submitted Site Plan illustrates a driveway entrance at the southwest limits of the subject property near the Fewster Drive road curvature. This area of the site is paved; however, there is no associated curb cut to permit access to the subject property. This Department would not support the implementation of an additional driveway access at this location via an Access Modification Permit due to the proximity of the road curvature and the number of driveway accesses that currently exist on the subject property. For the reasons noted above, we recommend Variance #2 related to the additional driveway access onto Fewster Drive is not accepted by Committee and request that the area within the municipal boulevard is re-instated with a topsoil and sodded condition.









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: Carrie Chan Patch, 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: A183.25
Ward: 1

In Person and Virtual Public Hearing

Why you received this letter:

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Details of the application and meeting information:

The property owner of 1081 Fourth St, 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 a patio proposing a lot coverage of 38.30% 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 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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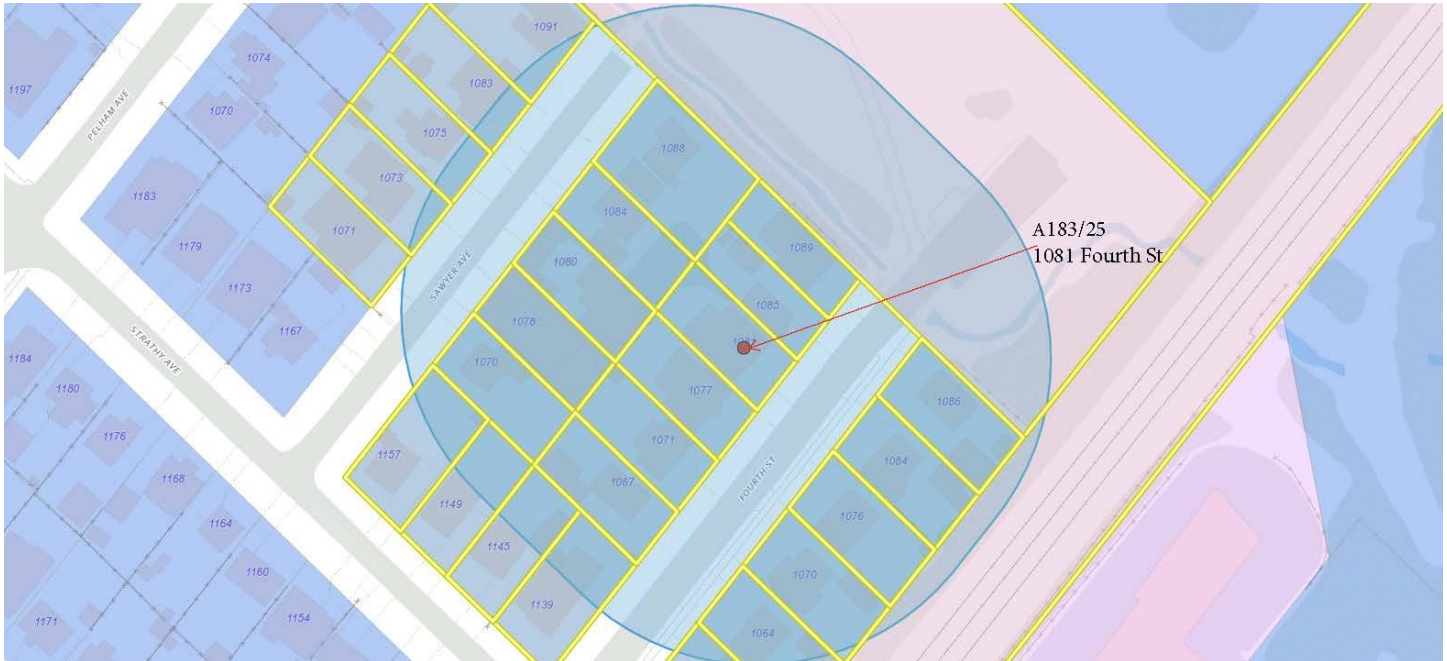
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Legal notice:

Your comments are collected under the legal authority of the Planning Act R.S.O. 1990, Chapter c.P.13, as amended. Your comments are collected as 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 may be considered a public record and may 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: 2025-07-03	File(s): A183.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:7/10/2025 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 45(1) of the Planning Act. The applicant may wish to defer the application to ensure the accuracy of the requested variances and that additional variances are not required.

Application Details

The applicant requests the Committee to approve a minor variance to allow a patio proposing a lot coverage of 38.30% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% in this instance.

Background

Property Address: 1081 Fourth St

Mississauga Official Plan

Character Area: Lakeview Neighborhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

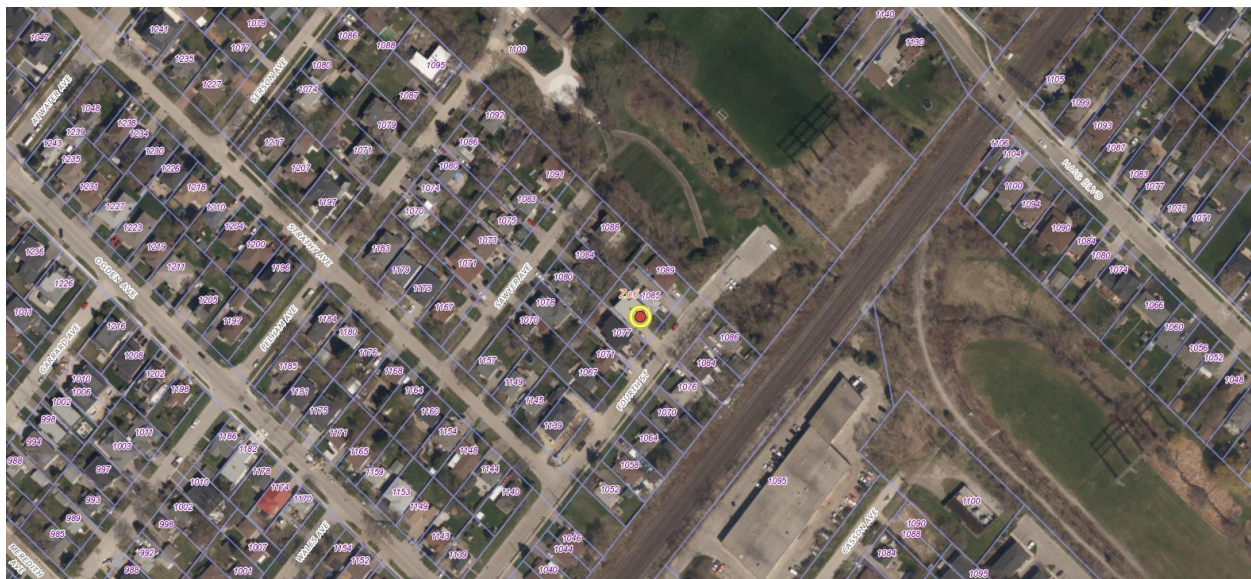
Zoning: RL - Residential

Other Applications: None

Site and Area Context

The subject property is located southeast of the Strathy Avenue and Atwater Avenue intersection in the Lakeview Neighbourhood. It has a lot frontage of +/- 15.28m (50.0ft), a lot area of +/- 508.8m² (5476.67ft²), and currently contains a two-storey detached dwelling with an attached garage. Mature landscape elements are present in both the front and rear yards. The surrounding context includes one and two-storey detached dwellings.

The applicant is proposing a covered patio and deck in the rear yard requesting 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 are as follows:

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

The sole requested variance seeks requests to permit an increase in lot coverage. The intent in restricting lot coverage is to ensure that there isn't an overdevelopment of the lot which would impact the streetscape as well as abutting properties. Staff note that the existing dwelling's footprint represents approximately 35% of the total lot coverage in this instance. The portion of the lot coverage that exceeds the regulation is attributed to the proposed patio and deck attached to the dwelling at the rear of the property. Staff are of the opinion that the covered patio and deck are primarily open structures that have very limited massing impacts because they are not enclosed.

Staff are satisfied that the increase in lot coverage does not represent an overdevelopment of the lot. Furthermore, the proposed coverage represents an appropriate balance between the existing and planned character of the area in this instance.

Given the above, Planning 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

Enclosed are pictures of the area where the covered patio is proposed. We have no issues provided that the roof top is equipped with an eaves trough and down spout directed in such a manner to not impact the adjacent property.

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.

Comments Prepared by: Jamie Meston, Landscape Technician

Appendix 4 – Region of Peel Comments

We have no comments or objections.

Comments Prepared by: Petrele Francois, Junior Planner

Appendix 5 – 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 flood hazard associated with Cooksville 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 is requesting the Committee approve a minor variance to allow a patio proposing a lot coverage of 38.30% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% in this instance.

COMMENTS:

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

The applicant should note that the property is regulated by CVC, and a permit will be required for the proposed works. Additional information may be needed to ensure compliance with CVC's permitting requirements. The applicant is advised 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

Appendix 6 – Metrolinx

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

GO/HEAVY-RAIL – ADVISORY COMMENTS

- As the requested variances have minimal impact on Metrolinx property, Metrolinx has no objections to the specified variances should the committee grant approval.
- Please be advised that Metrolinx would be a stakeholder providing comments on the comprehensive application of this site should future development be contemplated. Please continue to engage Metrolinx should future developments be contemplated on the subject site.

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

Comments Prepared by: Jenna Auger, Project Analyst



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A186.25
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 1775 Sismet Rd, 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 reduced parking spaces proposing:

1. A landscaped buffer of 1.83m (approx. 6.00ft) whereas By-law 0225-2007, as amended, requires a minimum landscaped buffer of 3.00m (approx. 9.84ft) in this instance; and
2. 194 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 254 parking spaces in this instance; and
2. 3 accessible parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 4 accessible parking spaces in this instance.

The Committee has set **Thursday, July 10, 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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- **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 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.

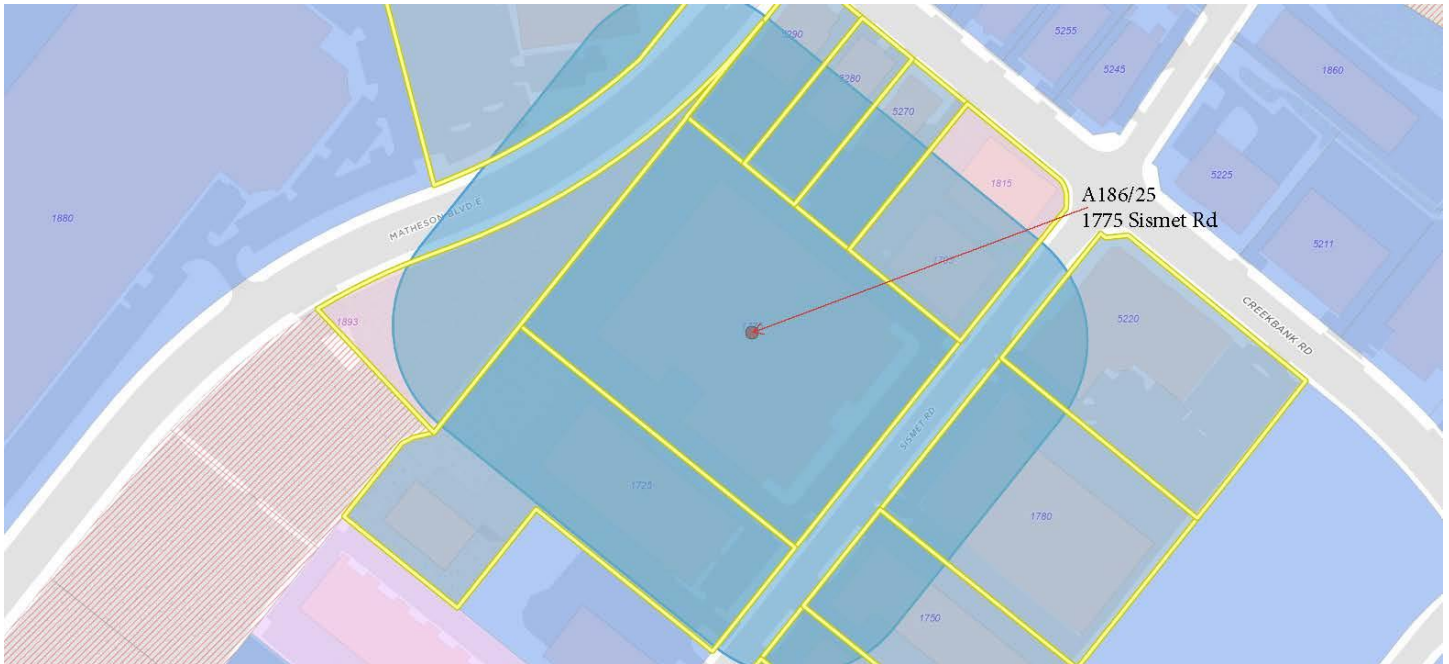
If you wish to view the public hearing online and do not wish to speak, the hearing will be streamed at the following link: <http://www.mississauga.ca/portal/cityhall/council-and-committee-videos>

Additional Information:

- 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/>.
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City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-07-03	File(s): A186.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 7/10/2025 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 reduced parking spaces proposing:

1. A landscaped buffer of 1.83m (approx. 6.00ft) whereas By-law 0225-2007, as amended, requires a minimum landscaped buffer of 3.00m (approx. 9.84ft) in this instance; and
2. 194 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 254 parking spaces in this instance; and
3. 3 accessible parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 4 accessible parking spaces in this instance.

Background

Property Address: 1775 Sismet Rd

Mississauga Official Plan

Character Area: Northeast Employment Area
Designation: Industrial

Zoning By-law 0225-2007

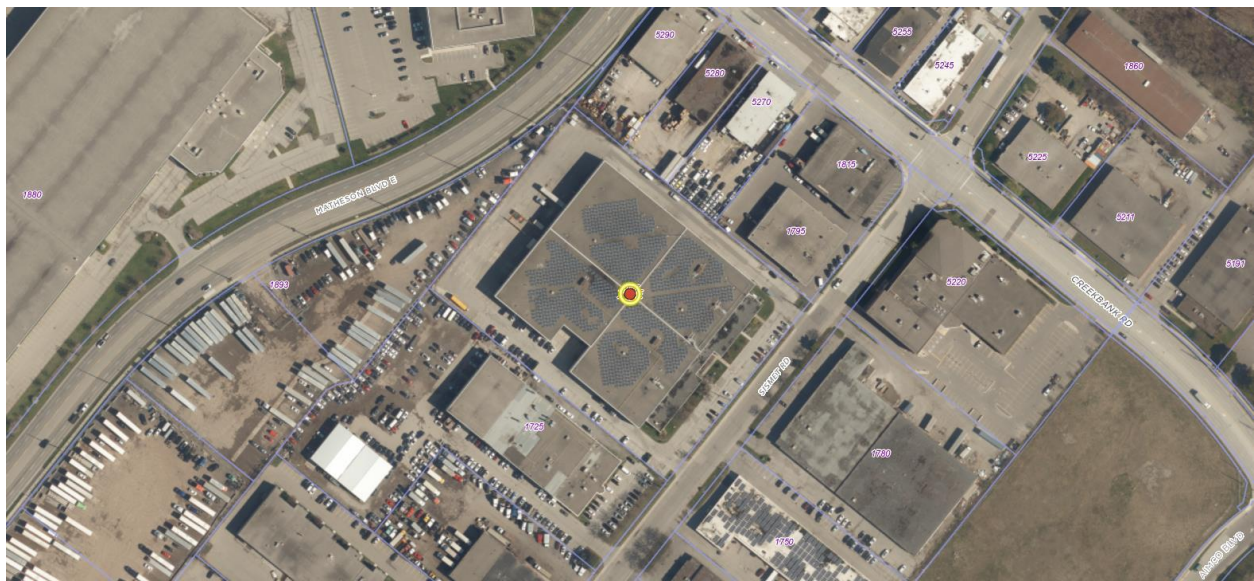
Zoning: E3 - Employment

Other Applications: C 21-8893

Site and Area Context

The subject property is located south east of Dixie Road and Matheson Boulevard East intersection. It currently contains a one storey industrial building with an associated paved parking lot containing numerous motor vehicles, commercial motor vehicles and tires stored outdoors. The site has a lot area of 2.09ha(5.15ac) with no landscaping and vegetative elements present on the subject property. The surrounding area consists exclusively of industrial uses on lots of varying sizes, with some properties containing limited soft landscaping in the front yard.

The applicant is proposing variances for a landscape buffer, accessible parking and parking relief.



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 Area and is designated Industrial in Schedule 10 of the Mississauga Official Plan. The industrial designation permits a variety of employment, repair and warehousing uses. 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 maintains the general intent and purpose of the official plan.

Variance 1 proposes to legalize an existing reduced landscape buffer along Sismet Road. The intent of the landscape buffer is to ensure that an appropriate buffer exists abutting all lot lines and the permissible parking area is separate from the municipal right of way. Staff note that the reduction is not along an arterial road and is an existing condition whereby the parking spaces located along the front lot line remain adequately separated from the municipal right of way. Staff raises no concerns given the appropriately sized landscaped buffer is provided for the majority of the front property line and parking areas are adequately dispersed along the frontage.

Variances #2 and 3 are for parking reductions. The intent of the zoning by-law in quantifying the required number of parking spaces is to ensure that each lot is self-sufficient in providing adequate parking accommodations based upon its intended use. Section 8.4 of the official plan contemplates potential reductions in parking requirements and alternative parking arrangements in appropriate situations. Municipal Parking staff have reviewed the variances request as amended and note as follows:

Given the above, Municipal Parking staff can support the proposed parking reduction to permit a total of 194 parking spaces whereas By-law 0225-2007, as amended, requires a total of 205 parking spaces in this instance.

The applicant is advised to work with zoning to provide additional information. As such, deferring would allow the applicant to obtain validation on the accuracy of the subject variance and assurance that further variances are not required. Should revised or further variances be required in the future, the applicant would be required to return to the Committee of Adjustment.

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

Comments Prepared by: Sara Ukaj, Planning Associate

Appendices

Appendix 1 – Transportation and Works Comments

Enclosed for Committees easy reference are photos depicting the subject property and are advising that we have no objections to the landscape buffer setback.







Comments Prepared by: Tony Iacobucci, Development Engineering

Appendix 2 – Zoning Comments

The Building Department is processing Certificate of Occupancy application C 21-8893. 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: Alana Zheng, Planner Zoning Examination

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 associated with this application (such as, but not limited to, the parking lot and/or 1.83m landscaped buffer on Sismet Road), these works may impact City owned trees, possibly resulting in tree injury. Care should be taken to protect the below noted tree as best as possible:

- 1) Crab Apple 'Profusion': 13cm DBH, good condition, minimum Tree Protection Zone (TPZ) 1.5m.
- 2) Crab Apple 'Profusion': 13cm DBH, good condition, minimum Tree Protection Zone (TPZ) 1.5m.
- 3) Crab Apple 'Profusion': 11cm DBH, good condition, minimum Tree Protection Zone (TPZ) 1.5m.
- 4) Crab Apple 'Profusion': 11cm DBH, good condition, minimum Tree Protection Zone (TPZ) 1.5m.
- 5) Japanese Tree Lilac 'Ivory Silk': 6cm DBH, good-fair condition, minimum Tree Protection Zone (TPZ) 1.2m.
- 6) Japanese Tree Lilac 'Ivory Silk': 6cm DBH, good condition, minimum Tree Protection Zone (TPZ) 1.2m.
- 7) Japanese Tree Lilac 'Ivory Silk': 5cm DBH, poor condition, minimum Tree Protection Zone (TPZ) 1.2m.
- 8) Crab Apple 'Profusion': 11cm DBH, good condition, minimum Tree Protection Zone (TPZ) 1.5m.

- 9) Crab Apple 'Profusion': 11.5cm DBH, good condition, minimum Tree Protection Zone (TPZ) 1.5m.
- 10) Crab Apple 'Profusion': 12.5cm DBH, good condition, minimum Tree Protection Zone (TPZ) 1.5m.
- 11) Crab Apple 'Profusion': 12cm DBH, good condition, minimum Tree Protection Zone (TPZ) 1.5m.

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.

For privately owned trees to be protected, and where necessary, Tree Protection Hoarding shall be installed as per By-law 0021-2022. Any private tree injuries and/or removals (for trees 15cm DBH or greater) need to apply for Tree Application Permits as noted in Item 2.

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: Brian Melnyk (brian.melnyk@peelregion.ca) | (905) 791-7800 x3602
Comments:

- A 400mm watermain is installed within the boulevard fronting the property. Please be advised that unauthorized encroachments on Regional Infrastructure will not be permitted.
- 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

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 23 Cumberland Dr, zoned RS-192 - 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. An exterior side yard setback of 2.91m (approx. 9.55ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback of 3.50m (approx. 11.48ft) in this instance;
2. A dwelling unit depth of 21.81m (approx. 71.56ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling unit depth of 20.00m (approx. 65.62ft) in this instance; and
3. A height to the highest ridge of 11.48m (approx. 37.66ft) whereas By-law 0225-2007, as amended, permits a maximum height to the highest ridge of 10.70m (approx. 35.10ft) in this instance.

The Committee has set **Thursday, July 10, 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: 2025-07-03	File(s): A187.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 7/10/2025 1:00:00 PM

Consolidated Recommendation

The City has no objections 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. An exterior side yard setback of 2.91m (approx. 9.55ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback of 3.50m (approx. 11.48ft) in this instance;
2. A dwelling unit depth of 21.81m (approx. 71.56ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling unit depth of 20.00m (approx. 65.62ft) in this instance; and
3. A height to the highest ridge of 11.48m (approx. 37.66ft) whereas By-law 0225-2007, as amended, permits a maximum height to the highest ridge of 10.70m (approx. 35.10ft) in this instance.

Amendments

While Planning staff are not in a position to provide a Zoning review, through a review of revised drawings received on June 27, 2025, staff note the following amendment to Variance #3 is required:

3. A height to the highest ridge of 10.89m (approx. 35.6ft) whereas By-law 0225-2007, as amended, permits a maximum height to the highest ridge of 10.70m (approx. 35.10ft) in this instance.

Background

Property Address: 23 Cumberland Dr

Mississauga Official Plan

Character Area: Port Credit Neighbourhood (East)

Designation: Residential Low Density I

Zoning By-law 0225-2007

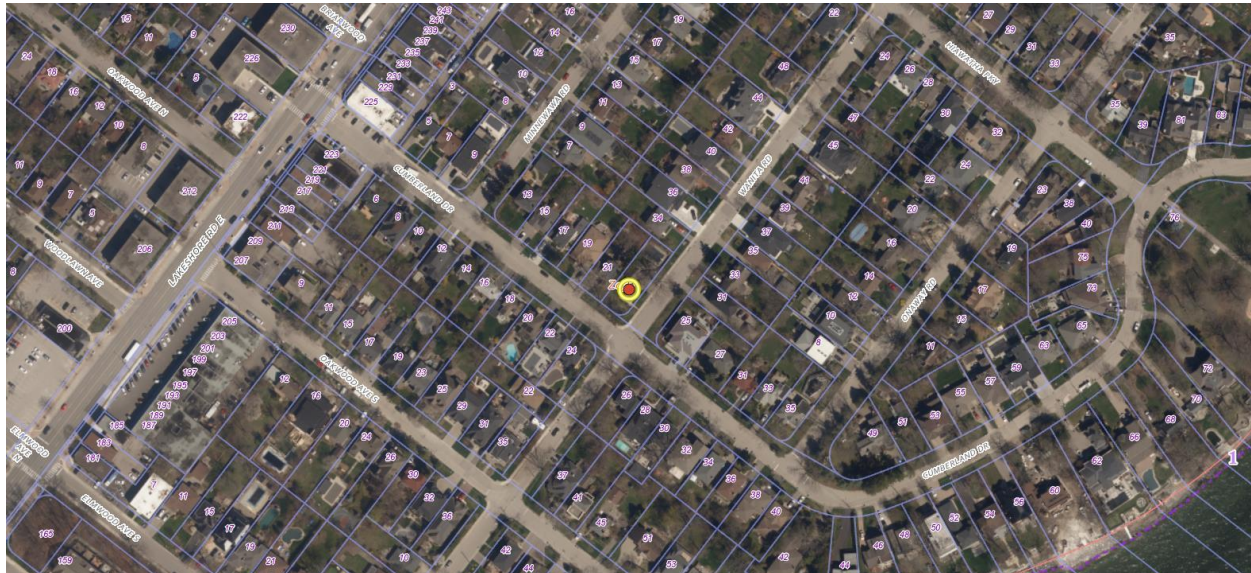
Zoning: RS-192 - Residential

Other Applications: Building Permit application 25-7565

Site and Area Context

The subject property is located within the Port Credit East Neighbourhood Character Area, southeast of the Hurontario Street and Lakeshore Road East intersection. The immediate neighbourhood is primarily residential, consisting of one and two-storey detached dwellings on large lots with mature vegetation. The subject property is a corner lot with an area of 688m² (7,405.57ft²) and contains an existing two-storey detached dwelling with mature vegetation in the front yard.

The applicant is proposing a new two-storey detached dwelling requiring variances for dwelling depth, height and exterior side yard setback.



Comments

Planning

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

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

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

The subject property is located within the Port Credit East Neighbourhood Area and is designated Residential Low-Density I. The Residential Low Density I designation permits only detached dwellings in this 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. Further, staff are satisfied that the proposal respects the land use designation.

Therefore, planning staff are of the opinion 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 requests a relief from the exterior side yard regulations. The general intent of this portion of the by-law is to ensure that an adequate buffer exists between a structure's massing and, in this case, the public realm. Staff note the reduction is measured to a portion only, due to the staggered design of the dwelling. The majority of the dwelling maintains a setback of 3.52m (11.54ft), which exceeds by-law requirements. Through a review of the

immediate neighbourhood, similar deficiencies are common for detached dwellings. Furthermore, the proposed side yard is not out of character within the immediate neighbourhood and maintains a sufficient buffer to the neighbouring properties.

Variance #2 pertains to dwelling depth. The intent of the zoning by-law in regulating the dwelling depth is to minimize any impact of long walls on neighbouring lots as a direct result of the building massing. Dwelling depth is calculated from the outside of the front wall to the outside of the rear wall. Since the subject property is a corner lot, in this instance, the front yard technically functions as an exterior side yard with the exterior side yard containing the front porch. Staff are of the opinion that this variance is technical in nature as the depth from the façade of the dwelling to the functional back wall is 11.79m (+/- 38.8ft) and that the increase has a minimal impact on neighbouring lots.

Variance #3 requests an increase in the dwelling height. Staff worked with the applicant to reduce the dwelling height. Staff received revised elevations from the applicant on June 27, 2025, reducing the overall dwelling height to 10.89m, thereby decreasing the height variance by approximately 0.6m (1.96ft) from the original proposal. The current variance seeks a height increase of 0.19m or 0.6ft. Through a review of the elevations provided, it appears that average grade sits approximately 0.25m (0.85ft) lower than finished grade. Staff are satisfied that this discrepancy mitigates the height increase. The proposed dwelling also contains a variety of architectural materials and design features that visually breaks up the massing of the dwelling, such as staggered walls, multiple rooflines, decorative columns and varying window sizes. As such, the proposed dwelling maintains compatibility with the surrounding area and would not negatively impact the character of the streetscape. No variances are required for gross floor area or lot coverage which could have exacerbated massing impacts.

Given the above, staff are of the opinion that the application therefore 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?

Upon review of the application staff are satisfied that the proposal represents appropriate development of the subject lands. 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 of the area.

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-25/7565.

Comments Prepared by: John Salvino, Development Engineering Technologist





Appendix 2 – Zoning Comments

The Building Division is processing Building Permit application 25-7565. 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 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 the construction works affiliated with the proposed asphalt driveway (and associated site grading works) will likely result in the removal of an existing 137cm DBH Silver Maple tree on Cumberland Drive (see additional details below). Furthermore, additional construction works affiliated with this application may impact additional City owned trees, potentially resulting in tree injury or tree removal (see additional details below). Care should be taken to protect the below noted trees as best as possible:

- Silver Maple: 137cm DBH, good-fair condition, minimum tree protection zone (TPZ) 8m, located northwest of the proposed driveway, boundary tree (City and private property).
- Norway Spruce: 60cm DBH (estimated), good condition, minimum tree protection zone (TPZ) 3.6m, located southeast of the proposed walkway, City owned tree.
- White Birch: 19.5cm DBH, good-fair condition, minimum tree protection zone (TPZ) 1.5m, located south of the proposed walkway, City owned tree.
- Silver Maple: 134cm DBH, good condition, minimum tree protection zone (TPZ) 8m, located southeast of the proposed loggia slab, 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.

For privately owned trees to be protected, and where necessary, Tree Protection Hoarding shall be installed as per By-law 0021-2022. Any private tree injuries and/or removals (for trees 15cm DBH or greater) need to apply for Tree Application Permits as noted in Item 2.

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: Brian Melnyk (brian.melnyk@peelregion.ca) | (905) 791-7800 x3602

Comments:

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design criteria. An upgrade of your existing service 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.
- 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.

Comments Prepared by: Petrele Francois, Junior Planner



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A188.25
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 1853 Paddock Cres, 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 the construction of a new dwelling proposing:

1. A dwelling height of 10.93m (approx. 35.86ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling height of 10.70m (approx. 35.10ft) in this instance;
2. A walkway attachment of 2.29m (approx. 7.51ft) whereas By-law 0225-2007, as amended, permits a maximum walkway attachment of 1.50m (approx. 4.92ft) in this instance;
3. An accessory dwelling area of 33.05sq m (approx. 355.75sq ft) whereas By-law 0225-2007, as amended, permits a maximum accessory dwelling area of 20.00sq m (approx. 215.28sq ft) in this instance;
4. A lot coverage of 37.53% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% in this instance; and
5. A deck on top of an accessory structure whereas By-law 0225-2007, as amended, does not allow a deck on top of an accessory structure in this instance.

The Committee has set **Thursday, July 10, 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 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:

- 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.

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 are collected as 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 may be considered a public record and may 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: 2025-07-03	File(s): A188.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 7/10/2025 1:00:00 PM

Consolidated Recommendation

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

Application Details

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

1. A dwelling height of 10.93m (approx. 35.86ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling height of 10.70m (approx. 35.10ft) in this instance;
2. A walkway attachment of 2.29m (approx. 7.51ft) whereas By-law 0225-2007, as amended, permits a maximum walkway attachment of 1.50m (approx. 4.92ft) in this instance;
3. An accessory dwelling area of 33.05sq m (approx. 355.75sq ft) whereas By-law 0225-2007, as amended, permits a maximum accessory dwelling area of 20.00sq m (approx. 215.28sq ft) in this instance;
4. A lot coverage of 37.53% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% in this instance; and
5. A deck on top of an accessory structure whereas By-law 0225-2007, as amended, does not allow a deck on top of an accessory structure in this instance.

Background

Property Address: 1853 Paddock Cres

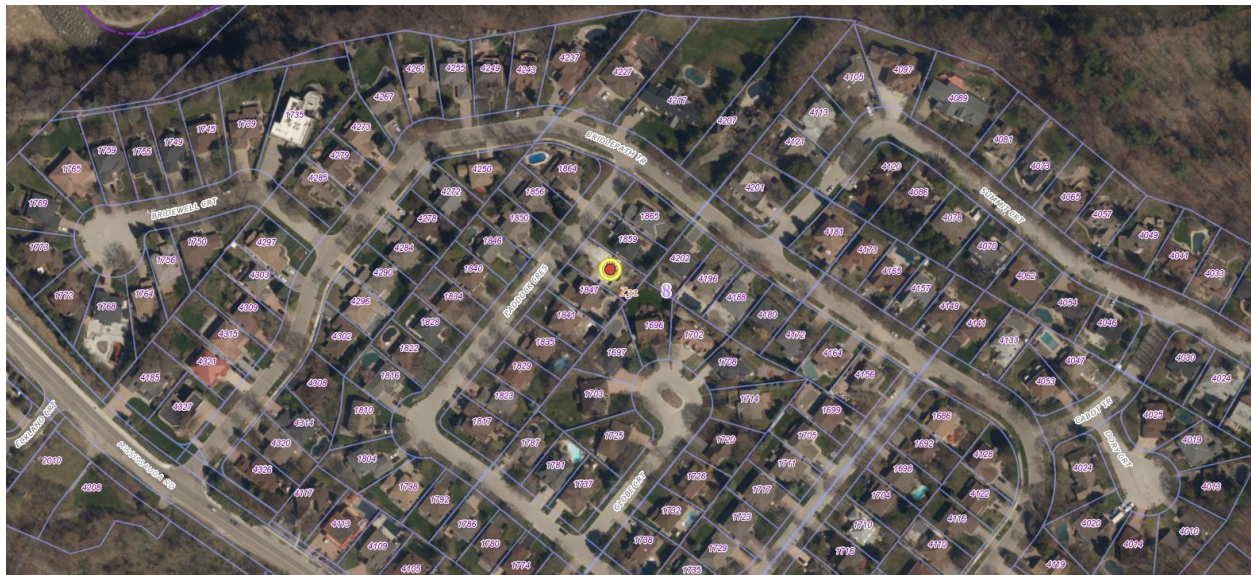
Mississauga Official Plan

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

Zoning By-law 0225-2007**Zoning: RL- Residential****Other Applications: Building Permit application 24-5391****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 immediate neighbourhood is entirely residential primarily consisting of two-storey detached dwellings, on lots with mature vegetation in the front yards. The subject property contains a new two-storey detached dwelling with vegetation in the front yard. Richard F C Mortenson Park is in the vicinity.

The applicant is proposing a new dwelling requesting variances related to dwelling height, lot coverage, walkway width attachment, accessory structure area and deck on an accessory structure.



Comments

Planning

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

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

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

The subject property is designated Residential Low Density 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. The proposal respects the designated and surrounding land uses. Staff are of the opinion that the built form is compatible with the surrounding context and meets the general intent and purpose of the official plan.

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

Variance #1 requests an increase in the dwelling height. The intent of restricting height 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. Planning staff have no concerns regarding this variance. The requested variance represents a minor increase over the maximum height regulations. Furthermore, staff note that average grade sits approximately 0.11m (0.36ft) lower than finished grade. The proposed dwelling also contains a variety of architectural materials and design features that visually breaks up the massing of the dwelling, such as staggered walls, multiple rooflines, decorative columns and varying window sizes. As such, the proposed dwelling maintains compatibility with the surrounding area and would not negatively impact the character of the streetscape.

Variance #2 pertains to the walkway attachment width. The intent of the walkway attachment provision is to help define the entryway and to permit safe movement of pedestrians to the dwelling while prohibiting vehicle accommodation. The requested walkway is located in such a way that staff are satisfied that it will be unable to facilitate vehicular movements. The walkway is at a different grade than driveway by one riser and the walkway increase is measured only to a small portion.

Variances #3 and #5 pertain to the accessory structure area and deck. The intent of the zoning by-law provisions regarding accessory structures is to ensure that the structures are proportional to the lot and dwelling and are clearly accessory, while not presenting any massing concerns to neighbouring lots. A portion of the basement (the storage area) towards the rear of the dwelling is considered an accessory structure under the zoning by-law as it is completely disconnected from the main dwelling, with no internal access. No other accessory structure is

proposed. The deck is technically over the basement storage area and is at ground level thereby minimizing the visual appearance of the area dedicated to an accessory use. Staff are satisfied that these variances are technical in nature and are of the opinion that the accessory structure is functionally a part of the main dwelling. Staff are satisfied that there are no negative impacts.

Variances #4 requests an increase in lot coverage. The intent in restricting lot coverage is to ensure that there isn't an overdevelopment of the lot which would impact the streetscape as well as abutting properties. Staff note that the rear deck represents 6.9% of the total lot coverage, contributing entirely to the overage and requiring the variance. Staff are satisfied that with the deck being primarily open, it will not have any massing impacts and that the dwelling does not represent an overdevelopment.

Given the above, staff are of the opinion 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 proposal represents appropriate development of the subject lands as the proposal poses no massing impacts on abutting properties. The variances, both individually and cumulatively, are minor in nature and do 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

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 9ALT-24/5391.

Comments Prepared by: John Salvino, Development Engineering Technologist



Appendix 2 – Zoning Comments

The Building Division is processing Building Permit application 24-5391. Based on the review of the information available in this application, the requested variance(s) 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: Candice Williams, 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: Brian Melnyk (brian.melnik@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.

- 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.

Comments Prepared by: Petrele Francois, Junior Planner



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A191.25
Ward: 10

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 3544 Steeple Chase Cres, zoned RS-117 - 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 rear yard setback to the walls of 6.06m (approx. 19.88ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback to the walls of 7.50m (approx. 24.61ft) in this instance; and
2. A rear yard setback to the roof of 5.57m (approx. 18.27ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback to the roof of 7.05m (approx. 23.13ft) in this instance.

The Committee has set **Thursday, July 10, 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:

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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 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:

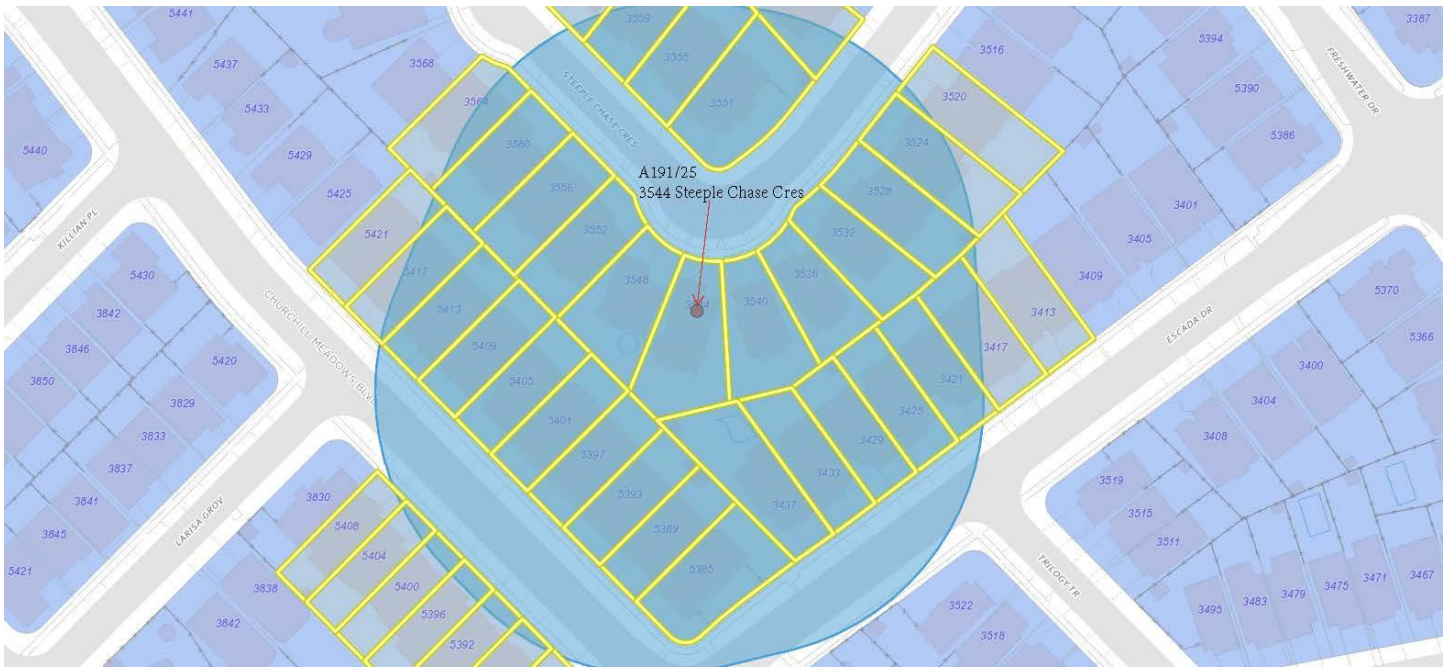
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City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. Appointments can be booked using the “Book an appointment” button on the Committee’s webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

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Committee of Adjustment Appeal Process:

The Province of Ontario’s Bill 23, the More Homes Built Faster Act, 2022, limits who is allowed to appeal decisions made by the Committee of Adjustment. Going forward, only the applicant, the municipality, certain public bodies and the Minister can appeal a decision to the OLT. Individuals are no longer permitted to do so. For more information please see the “Appeal process” section on the Committee of Adjustment webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.



Legal notice:

Your comments are collected under the legal authority of the Planning Act R.S.O. 1990, Chapter c.P.13, as amended. Your comments are collected as 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 may be considered a public record and may 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: 2025-07-03	File(s): A191.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 7/10/2025 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 addition proposing:

1. A rear yard setback to the walls of 6.06m (approx. 19.88ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback to the walls of 7.50m (approx. 24.61ft) in this instance; and
2. A rear yard setback to the roof of 5.57m (approx. 18.27ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback to the roof of 7.05m (approx. 23.13ft) in this instance.

Amendments

The Building Department is processing Building Permit application 25-7175. Based on review of the information available in this application, we advise that following amendments and additional variances are required:

1. A rear yard setback to the walls of 6.06m (approx. 19.88ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback to the walls of 7.00m (approx. 22.96ft) in this instance; and
2. A rear yard setback to the roof of 5.57m (approx. 18.27ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback to the roof of 6.55m (approx. 21.49ft) in this instance.
3. A height to the highest ridge for a sloped roof of 11.3m (approx. 37.07ft.); whereas By-law 0225-2007, as amended, requires a minimum height of 10.7m (approx. 35.10ft.); and,
4. A lot coverage of 41.24%; whereas By-law 0225-2007, as amended, requires a maximum of 40% lot coverage.

Background

Property Address: 3544 Steeple Chase Cres

Mississauga Official Plan

Character Area: Churchill Meadows Neighbourhood

Designation: Residential Low Density I

Zoning By-law 0225-2007

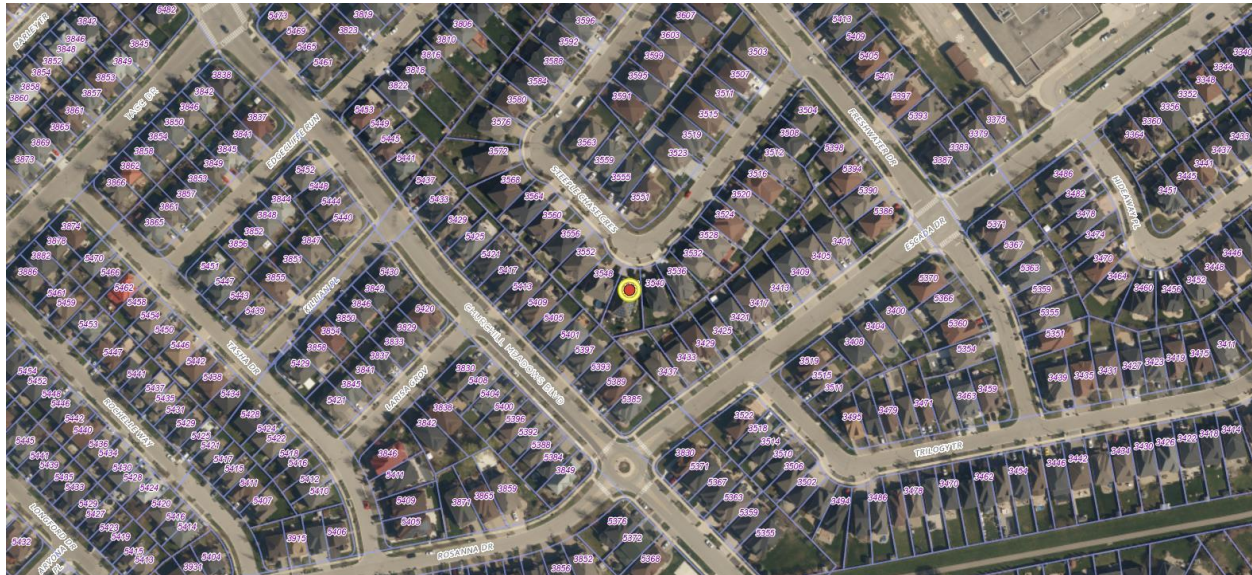
Zoning: RS-117 - Residential

Other Applications: Building Permit application 25-7175

Site and Area Context

The subject property is located north-east of the Churchill Meadows Boulevard and Erin Centre Boulevard intersection in the Churchill Meadows 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 throughout the subject property. The surrounding area context is exclusively residential consisting of detached dwellings on similarly sized lots.

The applicant is proposing to construct an addition requiring variances for rear yard setback, height of the dwelling and 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 Churchill Meadows 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.

Variances 1 and 2 pertain to a reduced rear yard setback to the dwelling. The intent of the rear yard provisions in the by-law is to ensure that there is a sufficient buffer between primary structures on abutting lots and an appropriate rear yard amenity area is maintained. Staff note the variance is triggered due to the expansion of the existing dwelling and the rear yard setback is measured to a pinch point at the south-east corner of the lot due to its unique shape. This reduction is considered negligible as it does not reduce the entire rear yard and is only at a pinch point. Staff are satisfied that the proposed rear yard setback variance is considered minor as it

does not alter the character of the surrounding area or negatively impact neighboring properties while maintaining adequate amenity area in the rear yard.

Variance 3 relates to increased height for the dwelling. The intent of restricting height is to lessen the visual massing of the dwelling by bringing the edge of the roof closer to the ground. This keeps the overall height and eaves of the dwelling within human scale. Staff note the average grade is 0.24m below the finished grade of the dwelling, thereby making the proposed dwelling height appear shorter than requested. Due to the variance between average and finished grade, staff are of the opinion that the proposed height amounts to a minor increase to the zoning by-law permissions. Staff are satisfied the proposed height will have limited massing impacts on abutting properties and are further minimized by the varying heights of the roof and difference between average grade and finished grade of the property.

Variance 4 relates to increased lot coverage. The intent in restricting lot coverage is to ensure that there isn't an overdevelopment of the lot which would impact the streetscape as well as abutting properties. Staff are satisfied that the proposal does not represent an overdevelopment of the subject property and is in line with both the planned and existing character in the surrounding neighbourhood.

Planning staff are of the opinion that the proposal maintains the general intent and purpose of the official plan and zoning by-law. The variances, both individually and cumulatively, are minor in nature and represent 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 addition will be addressed through the Building Permit Process. From our site inspection of the property we note that we do not foresee any drainage related concerns with the addition provided that the existing drainage pattern be maintained.









Comments Prepared by: Tony Iacobucci, Development Engineering

Appendix 2 – Zoning Comments

The Building Department is processing Building Permit application 25-7175. Based on review of the information available in this application, we advise that following amendments and additional variances are required:

1. A rear yard setback to the walls of 6.06m (approx. 19.88ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback to the walls of 7.00m (approx. 22.96ft) in this instance; and
2. A rear yard setback to the roof of 5.57m (approx. 18.27ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback to the roof of 6.55m (approx. 21.49ft) in this instance.
3. A height to the highest ridge for a sloped roof of 11.3m (approx. 37.07ft.); whereas By-law 0225-2007, as amended, requires a minimum height of 10.7m (approx. 35.10ft.); and,
4. A lot coverage of 41.24%; whereas By-law 0225-2007, as amended, requires a maximum of 40% lot coverage.

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: Andrea Patsalides, 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: Brian Melnyk (brian.melnyk@peelregion.ca) | (905) 791-7800 x3602

Comments:

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design criteria. An upgrade of your existing service 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.
- 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.

Comments Prepared by: Petrele Francois, Junior Planner