
Committee of Adjustment

Date: July 17, 2025
Time: 1:00 PM
Location: Council Chambers, Civic Centre, 2nd Floor
300 City Centre Drive, Mississauga, Ontario, L5B 3C1
and Online Video Conference

Members

Sebastian Patrizio (Chair)
John Page
Wajeeha Shahrukh
Timothy Rowan
Janice Robinson
Ken Ellis
Frank Dale

Contacts

Evan Pu, Committee of Adjustment Coordinator, Legislative Services
905-615-3200 ext.5507 or 8246

evan.pu@mississauga.ca

Natalia Joffre, Committee of Adjustment Coordinator, Legislative Services
905-615-3200 ext.5507 or 8696

natalia.joffreanez@mississauga.ca

PUBLIC MEETING STATEMENT: While some planning matters, such as consent or minor variance applications, do not specifically require that you participate in the process in order to appeal, the OLT has the power to dismiss an appeal without holding a hearing if the appeal is not based on any apparent land use planning grounds and is not made in good faith or is frivolous or vexatious, or is made only for the purpose of delay.

Send written submissions or request notification of future meetings to:

Secretary-Treasurer, Committee of Adjustment, Office of the City Clerk, Attn: Committee of Adjustment Coordinators – 2nd Floor 300 City Centre Drive, Mississauga, ON, L5B 3C1 or

Email: committee.adjustment@mississauga.ca. Written submissions must be received by the Friday prior to the hearing.

Requests to speak:

Pre-registration is required to speak virtually (by computer or telephone) at a hearing. Pre-registration is preferred but not required to appear in person. Requests can be made by email:

committee.adjustment@mississauga.ca or by phone: 905-615-3200 ext.5507 and must be received by the

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

-
1. CALL TO ORDER
 2. DECLARATION OF CONFLICT OF INTEREST
 3. DEFERRALS OR WITHDRAWALS
 4. MATTERS TO BE CONSIDERED
 - 4.1 B18.25
1345 Festavon Crt (Ward 2)
 - 4.2 A192.25
74 Veronica Dr (Ward 1)
 - 4.3 A193.25
6152 Farmstead Lane (Ward 9)
 - 4.4 A195.25
535 Cottagers Green Dr (Ward 7)
 - 4.5 A206.25
396 Jumna Ave (Ward 1)
 - 4.6 A210.25
242 Queen St S (Ward 11)
 - 4.7 A211.25
1465 Merrow Rd (Ward 2)
 - 4.8 A211.22
Unit 2 -1246 Aimco Blvd (Ward 5)
 - 4.9 A467.24
52 Mississauga Rd N (Ward 1)
 - 4.10 A48.25
2643 Inlake Crt (Ward 9)
 5. OTHER BUSINESS
 6. ADJOURNMENT



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: B18.25
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 1345 Festavon Crt, zoned RL-4 - 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 9.30m (approx. 30.51ft) and an area of approximately 676.84sq m (approx. 7,285.45sq ft).

The Committee has set **Thursday, July 17, 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: 2025-07-10	File(s): B18.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:7/17/2025 1:00:00 PM

Consolidated Recommendation

The City recommends that the Committee have regard for all comments and evidence provided by the applicant and area residents when assessing if the application meets the requirements of Section 51(24) of the Planning Act.

Application Details

The applicant requests the consent of the Committee to sever a parcel of land to create a new lot. The parcel of land has a frontage of approximately 9.30m (approx. 30.51ft) and an area of approximately 676.84sq m (approx. 7,285.45sq ft).

Recommended Conditions and/or Terms

- Appendix A – Conditions of Provisional Consent

Background

Property Address: 1345 Festavon Crt

Mississauga Official Plan

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

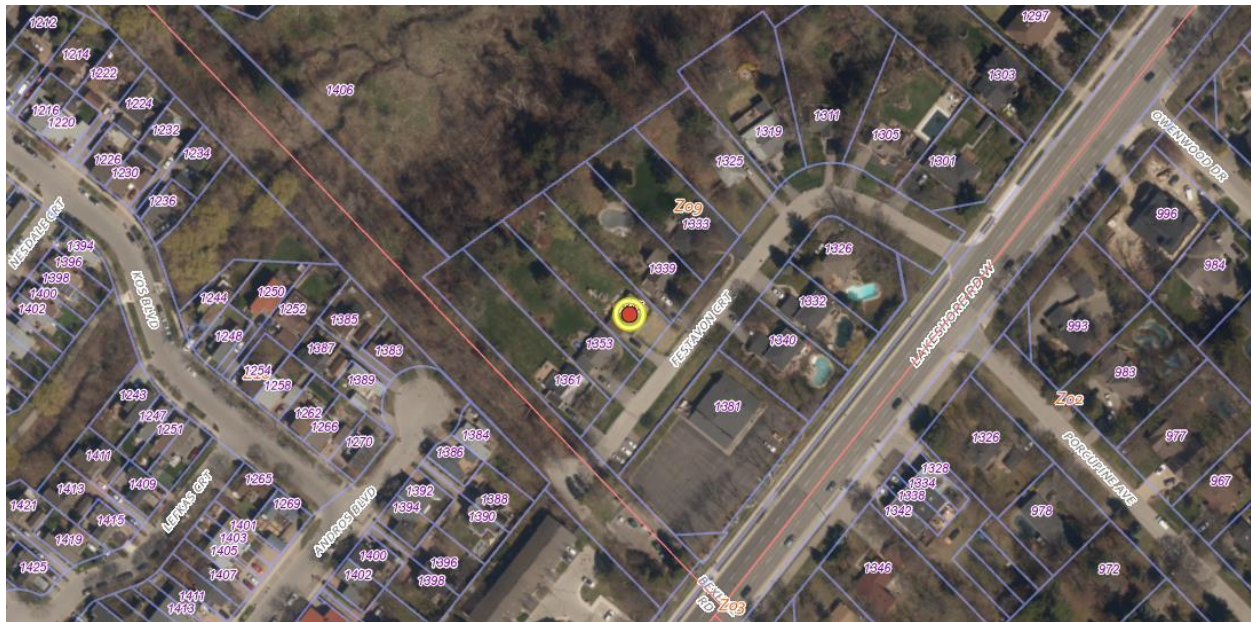
Zoning By-law 0225-2007

Zoning: RL-4 - Residential

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

The subject property is located within the Clarkson-Lorne Park Neighbourhood Character Area, northwest of Lakeshore Road West and Lorne Park Road. The neighbourhood is primarily residential consisting of one and two storey detached dwelling with significant mature vegetation. Immediately across from the subject property is a place of religious assembly. The residential lots in the area maintain a lot frontage that varies from 17m (55.7ft) to 24m (78.7ft). Abutting the subject property at the rear is Birch Glen Park, a Significant Natural Area that contains Birchview Creek. The subject property has a lot frontage of 18.60m (61ft) and contains an existing one storey detached dwelling.

The applicant is proposing to sever the subject property for the purpose of developing two semi-detached dwellings.



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 was before the Committee of Adjustment on April 29, 2021, under files B26.21 A147.21 A148.21 for a severance and associated minor variances for lot area, frontage and setbacks to facilitate two-detached dwellings. The proposal was not supported by staff and was refused by the Committee. The decision was appealed to the Ontario Land Tribunal (OLT) by the applicant wherein the appeal was ultimately dismissed.

The current application proposes a severance to facilitate the development of two semi-detached dwellings. No minor variances are requested. The applicant provided revised drawings on July 4th 2025, depicting the proposed semi-detached dwellings.

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

City Council passed By-law 0048-2025 on April 2nd, 2025, amending the City of Mississauga Zoning By-law 0225-2007 regarding low density residential regulations. The amendment consolidated the R1 to R11, R15, RM1 and RM2 into two new low-rise residential zones: Residential Large (RL) and Residential Small (RS) and establish new performance standards. As such, the subject property is now zoned RL-4. In addition to the consolidated regulations, the new by-law also permitted semi-detached dwellings as of right for both the RS and RL zones.

Under the new zoning by-law, the required lot area for a semi-detached dwelling is 340m² (3658ft²) and the lot frontage is 9m (29.5ft). The proposal meets both the lot area and frontage requirements.

Staff are of the opinion that the proposed severance aligns with the City's long-term goals and policies. The proposed severance represents sensitive intensification 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

City Department and Agency Comments	File:B18.25	2025/07/10	4
-------------------------------------	-------------	------------	---

conforms to the official plan and the lot sizes are suitable for the proposed semi-detached dwellings.

Comments Prepared by: Shivani Chopra, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

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

A. Items Required Prior to the Issuance of Final Consent

1. Overall Grading and Drainage Plan

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

2. Municipal Address Requirement

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

3. Acoustical Report

Due to the proximity and noise emanating from the nearby CN/Metrolinx tracks, the owner will be required to retain the services of an Acoustical Consultant to prepare a detailed Acoustical Report for the subject lands and make comments/recommendations in support of this severance application. This report is to determine the need for the implementation of any noise attenuation measures that are to be incorporated into the construction of the site works to achieve the City's and the M.O.E.'s current noise level objectives. The scope of this report is to define the minimum noise attenuation requirements for the control of outdoor and indoor environmental sound levels.

4. Development Agreement

Upon the review of the Acoustical Report which would contain the appropriate Warning Clauses, the owner may be required to enter into a Development Agreement which is to be registered against title of the subject lands. The said agreement is to advise any prospective purchasers that, despite the inclusion of noise control features, noise levels emanating from the Metrolinx tracks may continue to be of concern, occasionally interfering with some of the activities of the

dwelling occupants as the noise exposure level may exceed the noise criteria of the municipality and the Ministry of the Environment and Climate Change.

In view of the above, the applicant should contact this Department with regard to the process of initiating the Development Agreement preparation and processing.

5. Fee Requirements as Per Fees and Charges By-Law

As per the City of Mississauga's Fees and Charges By-law there will be fees required to be paid to the Legal Services Department for their services, in particular for the preparation of documents required for items pertaining to a Development Agreement and/or road widening. The fee amounts payable will be in accordance with the current fees and charges bylaw.

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

B. GENERAL INFORMATION

1. Lot Grading and Drainage

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

2. Servicing

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

3. Access

The applicant will be required to apply for Access Modification Permits prior to Site Plan Approval and/or 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, would be at cost to the owner. Driveway accesses shall maintain a 1.5m 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.

4. Storm Sewer Outlet

The applicant is advised that there is no storm sewer system available in front of the proposed lot on Festavon Court. In this regard, we advise that all dwellings to be constructed on the subject lands will require a sump pump to discharge the weeping tile to grade. It is the full responsibility of the applicant to advise any prospective purchasers of the properties of this requirement. In situations where a sump pump is required and where a high groundwater table may exist, the sump pump may run continuously. The applicants are encouraged to design the weeping tile elevation to be at least 1.0 meter above the seasonal groundwater elevation. The owner is advised that the City has no obligations to address any concerns related to the operation of private sump pump systems.

For further information please contact Neda Razeghi at 905-615-3200 ext. 4921.

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

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





Appendix 2 – Zoning Comments

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

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

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

Comments Prepared by: Ladan Javanbakht-Samani, Zoning Examiner

Appendix 3 – Parks, Forestry & Environment

Park Planning Comments

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

The subject property rear boundary abuts a *Significant Natural Area* (known as site CL21) within the City's Natural Heritage System (NHS), specifically a *Significant Woodland*, and *Significant Valleyland* associated with *Birchwood Creek*.

Additionally, the lands to the rear of the property are identified as Birch Glen (P-099), 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...;
- b) placing those areas identified for protection, enhancement, restoration and expansion in public ownership, where feasible.

As per policy 6.3.25 of the City of Mississauga Official Plan, the creation of a new lot that extends into, or fragments ownership of Significant Natural Areas, Natural Green Spaces, Residential Woodland and their associated buffers will generally be discouraged by the City and will be supported by an environmental impact study (EIS). Policy 6.3.34 of the Official Plan does allow for the requirement of an EIS to be waived by the City under appropriate conditions. Given that the proposal seeks to sever the lands that are largely open space and manicured lawn, a scoped EIS will be accepted, so long as the severance respects a minimum 10m buffer applied to the greatest environmental constrain (e.g., dripline of Woodland or Valleyland).

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

1. All lands below the greatest environmental constraint of the property (top-of-bank, long-term stable slope, or natural features), including an associated 10 meter buffer, shall be gratuitously dedicated to the City for conservation purposes. Placing the natural hazard lands into public ownership will contribute to the protection and enhancement of the Natural Heritage System.
2. Prior to the preparation of plans, the applicant is to contact Community Services Department – Parks & Culture Planning to coordinate a site visit for site staking with appropriate staff from the Conservation Authority and the City. The plans must identify

the top-of-bank, Regional storm floodline, stable valley slope, and/or woodland boundary/dripline to the satisfaction of the pertinent Conservation Authority and the City.

3. A scoped Environmental Impact Study is to be submitted for review and approval. The scoped EIS is to identify the greatest environmental constraints, potential impacts, and associated buffers. A checklist can be provided for reference upon request. Any potential development or site alteration on the severed lands should be predicated on the provision of an Environmental Impact Study that is reviewed and approved by the Community Services Department.
4. Submit a draft Reference Plan identifying the lands to be dedicated to the City.
5. Submit a Site Servicing Plan and Grading plan that is to the satisfaction of the Community Services Department.
6. Submit an Erosion and Sediment Control (ESC) Plan that is to the satisfaction of the Community Services Department.
7. Submit a Landscape Plan for the buffer area applied to the Natural Heritage Feature(s) for review and approval. General requirements for the Landscape Plan can be provided by the applicant for reference upon request.
8. Submit a Tree Preservation and Inventory Plan to the satisfaction of the Community Services Department.
9. Prior to the Greenlands dedication, the applicant is to provide written confirmation that the Transportation and Works Department has received and approved a Phase 1 and Phase 2 (if required) Environmental Site Assessment Report (ESA), together with a Record of Site Condition (RSC) for these dedicated lands. Both set of documents are to be prepared, signed, dated and sealed by a Professional Engineer.
10. A 1.5 metre high, black vinyl chain-link fence shall be built to current municipal standards. The fencing is to be located 0.15 metres inside the lands to be dedicated to the City.
11. The applicant shall provide fencing securities in the amount of \$10,000.00. The fencing will be erected and maintained to the satisfaction of the Community Services Department – Parks & Culture Planning Section. Gates will not be permitted in the fence.
12. Securities, in the amount of \$15,000.00, are to be provided to ensure the required clean-up, as well as the preservation and protection of the adjacent City owned lands to the satisfaction of the Community Services Department – Parks & Culture Planning Section.

In addition, Community Services notes the following:

1. Construction access from the adjacent park/greenlands is not permitted.

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

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

Comments Prepared by: Nicholas Rocchetti, Planner

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

- Please be advised that the proposed new driveway for the severed lot (lot B) may impact the location of the existing 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.

- 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 6- Conservation Authority Comments

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

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

CVC REGULATED AREA

Based on our mapping, the subject property is regulated due to slope hazard associated with Birchwood 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 to sever a parcel of land to create a new lot. The parcel of land has a frontage of approximately 9.30m (approx. 30.51ft) and an area of approximately 676.84sq m (approx. 7,285.45sq ft).

COMMENTS:

Based on the review of the submitted materials, CVC staff have concerns with regards to the valley slope at the rear of the property. CVC staff generally require that new lots be located outside of any natural hazards/features and setback 10m from the greatest of the constraints.

While the grading plan identifies the Top of Bank – confirmed as accurate during CVC's site visit on September 28, 2021, as part of a previous severance application for this property (B26.21) - it does not delineate the 10-meter development setback from the Top of Bank.

As a result, CVC staff recommends deferral of the severance application until the applicant addresses the above.

The applicant is to note that CVC has not received payment of the review fee of \$1,228 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 7 – 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 – 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 dwelling unit within 300 metres of the Railway Corridor:
 - o 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 do not hesitate to contact me.

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.
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 10, 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 10, 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 10, 2025.
7. A letter shall be received from Metrolinx indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated July 10, 2025.
8. A letter shall be received from the Credit Valley Conservation indicating that satisfactory arrangements have been made with respect to payment of the "Review Fee", and their comments dated July 10, 2025.



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A192.25
Ward: 1

In Person and Virtual Public Hearing

Why you received this letter:

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

Details of the application and meeting information:

The property owner of 74 Veronica Dr, zoned RL-9 - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow a widened driveway and hard surface landscaping in the rear yard proposing:

1. A driveway width of 6.24m (approx. 20.47ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.69ft) in this instance; and
2. A side yard setback to hard surface landscaping in the rear yard of 0.38m (approx. 1.25ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 0.61m (approx. 2.00ft) in this instance.

The Committee has set **Thursday, July 17, 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:

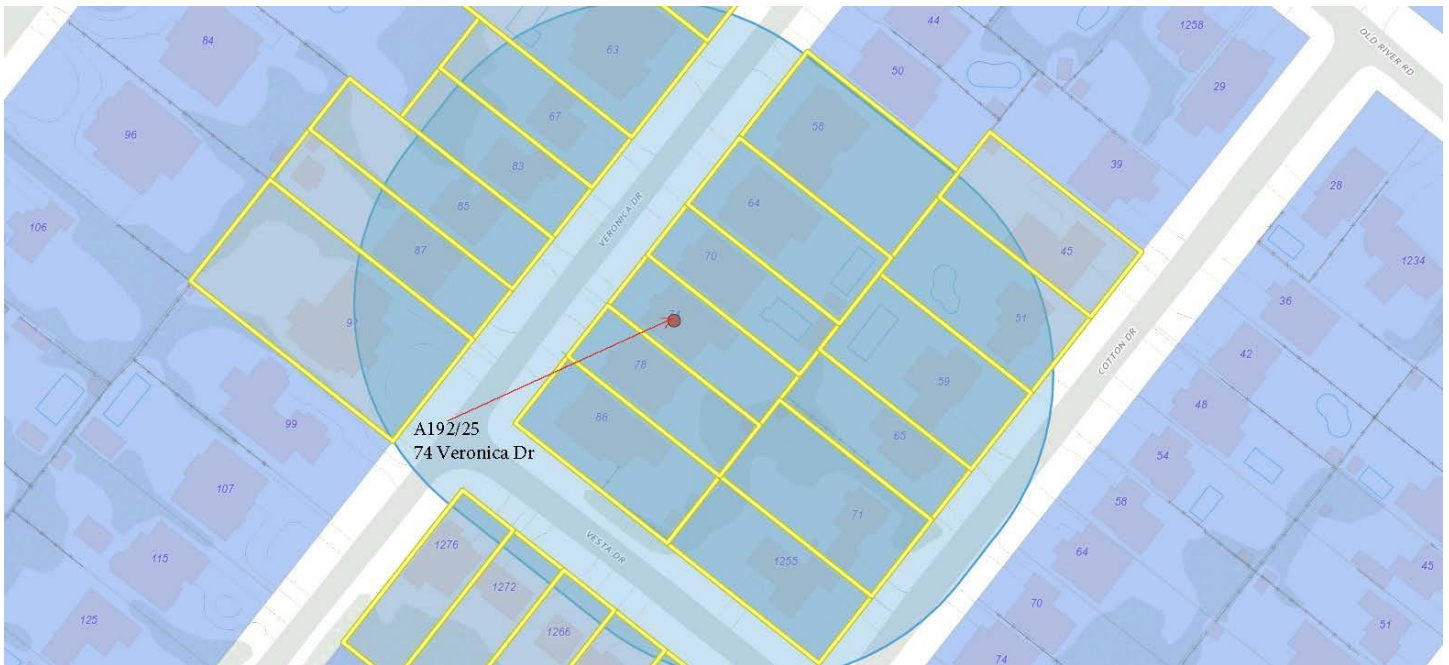
- For more information about this matter, contact committee.adjustment@mississauga.ca or call 905-615-3200 x5507. Alternatively, information can be obtained in person by making an appointment with the Committee of Adjustment at 300

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: 2025-07-10	File(s): A192.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 7/17/2025 1:00:00 PM

Consolidated Recommendation

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

Application Details

The applicant requests the Committee to approve a minor variance to allow a widened driveway and hard surface landscaping in the rear yard proposing:

1. A driveway width of 6.24m (approx. 20.47ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.69ft) in this instance; and
2. A side yard setback to hard surface landscaping in the rear yard of 0.38m (approx. 1.25ft) whereas By-law 0225-2007, as amended, requires a minimum setback of 0.61m (approx. 2.00ft) in this instance.

Background

Property Address: 74 Veronica Dr

Mississauga Official Plan

Character Area: **Mineola Neighborhood**
Designation: **Residential Low Density II**

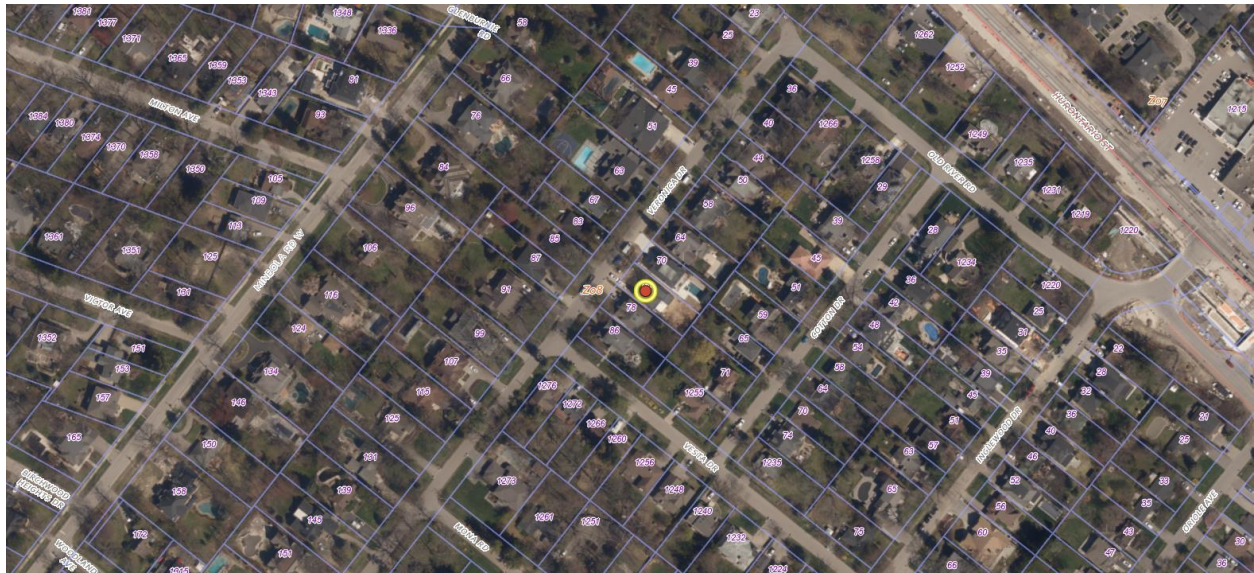
Zoning By-law 0225-2007

Zoning: RL-9 - Residential

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

The subject property is located north-west of the Hurontario Street and Queen Street intersection in the Mineola Neighbourhood. It has a lot frontage of +/- 15.24m (50.0ft), a lot area of +/- 697.53m² (7,508.14ft²), and currently contains a two-storey detached dwelling with an attached garage. Limited 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 modified driveway requiring a variance for driveway width and a setback to hardscaping.

**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 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 9.1 of the MOP states that driveway widths and associated setbacks should respect the identity and character of the surrounding context. The intent of limiting the driveway width is to permit a driveway large enough to suitably accommodate the required number parking spaces for a dwelling, with the remainder of lands in the front yard being soft landscaping. Planning staff are of the opinion that the increased driveway is appropriate for the subject property and will not negatively impact the streetscape.

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

Variance #1 pertains to an increased 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. The planned character of the area is that of residential dwellings be serviced by appropriately sized driveways that can accommodate the parking required by the zoning by-law for each property. Staff are satisfied that the width will restrict the parking to no more than two vehicles across and maintains sufficient soft landscaping area to maintain the character of the surrounding area.

Variance #2 relates to hardscaping in the rear yard. The intent of the hardscaping setback regulations is to ensure that appropriate drainage patterns can be maintained. Staff relies on the expertise of Transportation and Works to addresses these variances. T&W staff have not raised any drainage concerns surrounding the application at this time.

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

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

Planning staff are satisfied that the impacts of the requested variances will be minor in nature. Furthermore, staff are satisfied that the proposal represents appropriate development of the subject property for a permitted use and built form.

Comments Prepared by: Sara Ukaj, Planning Associate

Appendices

Appendix 1 – Transportation and Works Comments

Enclosed are pictures of the driveway area. We have discussed the existing amount of hard surface on site with our Development Construction Section and they have advised that some minor grading changes are required on site. Those changes will be looked after by our Development Construction Section at the time of final grading inspection for the Building Permit process BP 9NEW 22-5075.

Comments Prepared by: John Salvino, Development Engineering Technologist









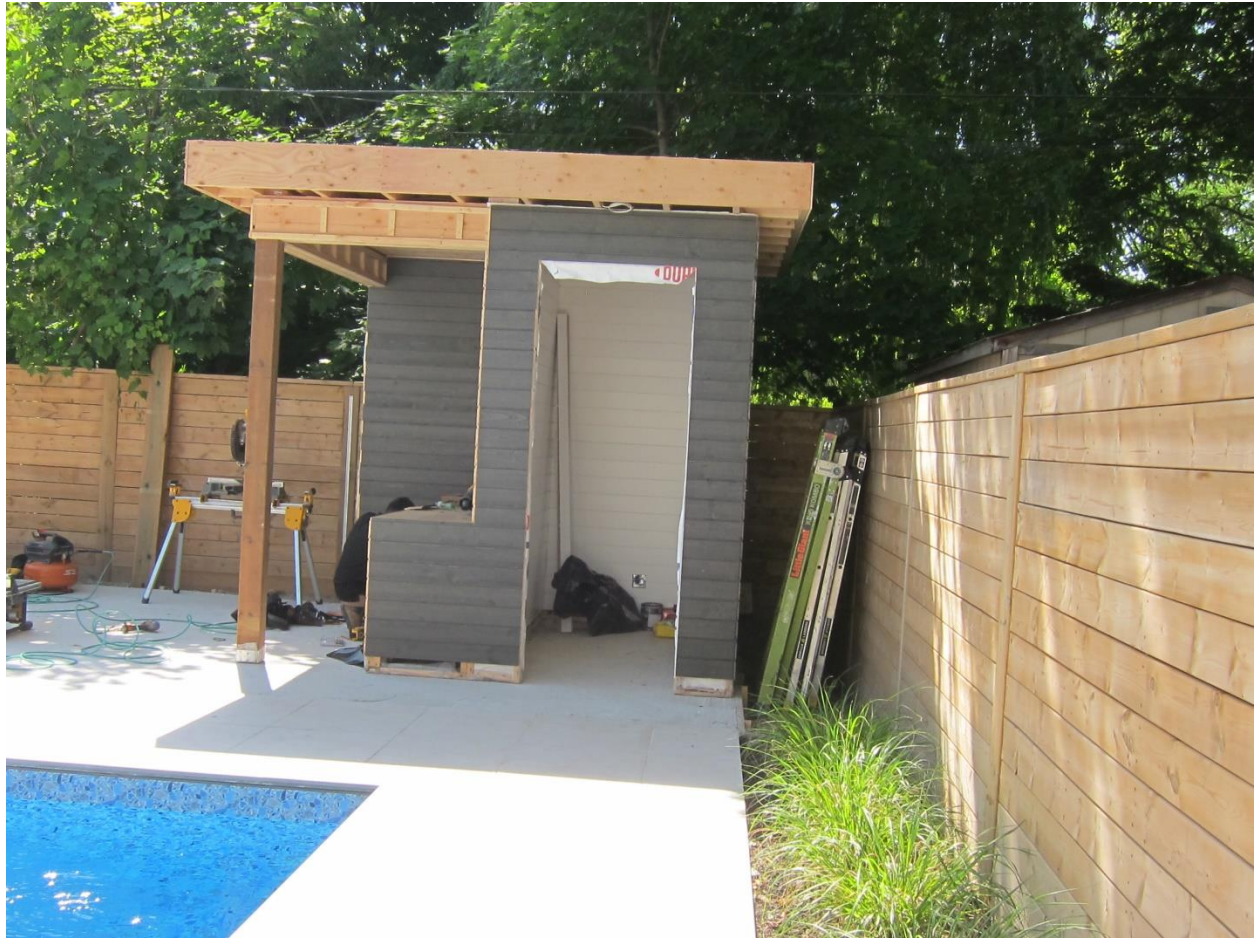


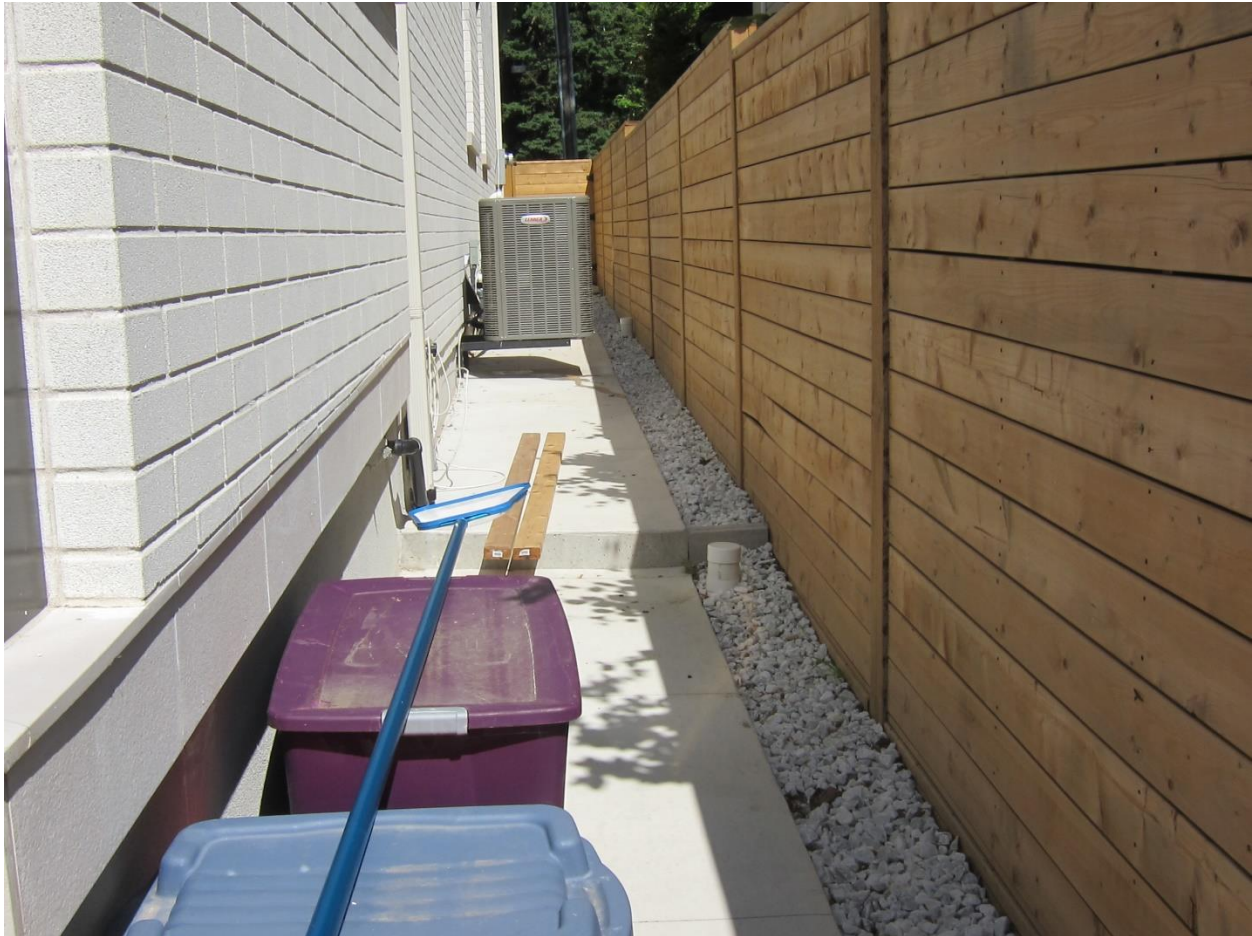












Appendix 2 – Zoning Comments

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

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

Comments Prepared by: Ladan Javanbakht-Samani, Zoning Examiner

Appendix 3 – Parks, Forestry & Environment

Forestry Comments

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

1. No public trees shall be injured or removed. If public tree injury or removal is required, a permit must be issued as per By-law 0020-2022.
2. No private trees shall be injured or removed. If a private tree with a diameter of 15 centimetres or greater on private property is to be injured or destroyed, a permit must be issued as per By-law 0021-2022.
3. Please note if a tree is identified as a shared tree with the adjacent property owner, and the applicant intends to apply for a Tree Removal Permit, written consent must be obtained by both parties.

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

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

Comments Prepared by: Jamie Meston, Landscape Technician

Appendix 4 – Region of Peel Comments

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



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A193.25
Ward: 9

In Person and Virtual Public Hearing

Why you received this letter:

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

Details of the application and meeting information:

The property owner of 6152 Farmstead Lane, 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 widened driveway proposing a driveway width of 8.00m (approx. 26.25ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.69ft) in this instance.

The Committee has set **Thursday, July 17, 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>

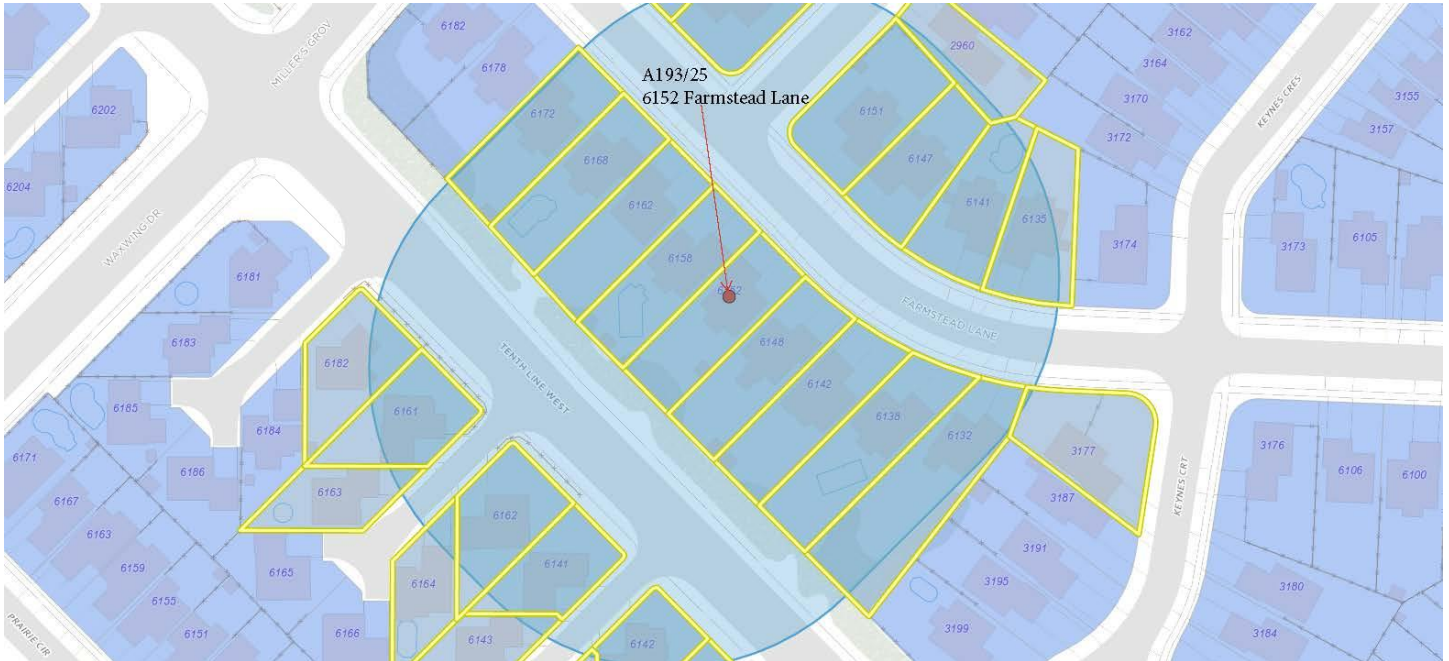
Additional Information:

- 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: 2025-07-11	File(s): A193.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 7/17/2025 1:00:00 PM

Consolidated Recommendation

The City recommends the application be deferred for redesign.

Application Details

The applicant requests the Committee to approve a minor variance to allow a widened driveway proposing a driveway width of 8.00m (approx. 26.25ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.69ft) in this instance.

Background

Property Address: 6152 Farmstead Lane

Mississauga Official Plan

Character Area: Meadowvale Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: RL - Residential

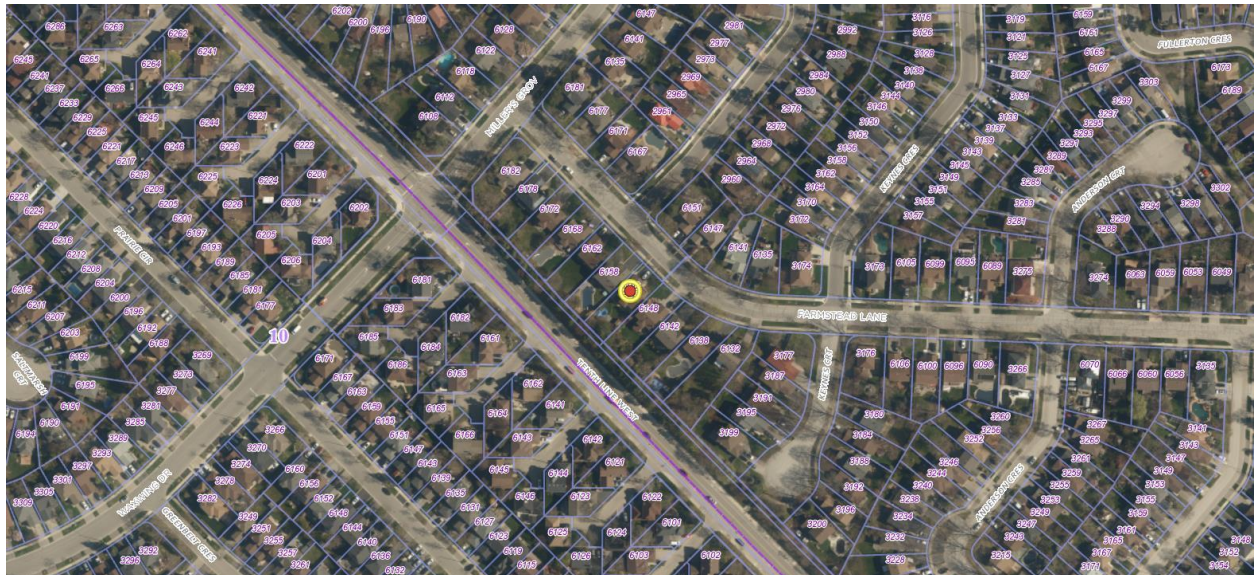
Other Applications: None

Site and Area Context

The subject property is located north-east of the Ninth Line West and Britannia Road West intersection in the Meadowvale Character Area. It currently contains a two-storey detached dwelling with a double car attached garage. The property has a lot frontage of +-15.61m

(51.21ft). Limited vegetative and landscaping elements are currently present on the subject property. The surrounding area is predominantly residential, consisting of detached dwellings on lots of similar size and frontage.

The applicant is proposing modifications to the driveway requiring variances for driveway width.



Comments

Planning

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

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

The subject property is located in the Meadowvale Neighbourhood Character Area and is designated Residential Low Density II 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.

The subject application proposes a driveway width of 8.00m (26.24ft). The planned character of the area is that of residential dwellings serviced by appropriately sized driveways that can accommodate the parking required by the zoning by-law for each property. The intent of the

City Department and Agency Comments	File:A193.25	Enter date.	3
-------------------------------------	--------------	-------------	---

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.

Planning staff remain of the opinion that the proposal represents a significant amount of hardscaping that is out of character for the surrounding area. Furthermore, staff note that the driveway would be able to accommodate the parking of three vehicles across, contrary to the intent of the zoning by-law.

Staff are of the opinion that the proposed driveway width does not meet the general intent or purpose of the official plan or zoning by-law, and is not minor in nature. Staff therefore recommend that the application be deferred in order to allow the applicant to redesign the driveway.

Comments Prepared by: Sara Ukaj, Planning Associate

Appendices

Appendix 1 – Transportation and Works Comments

This department notes that with regard to the widened driveway within the municipal boulevard we would request that this area be reinstated with topsoil and sod should the application be modified to reflect a smaller driveway width within the subject property or if the application is not supported by the Committee.

From our site inspection and as evident in the photos attached, a street tree has been removed within the boulevard and are uncertain if the city or the applicant removed this tree.





City Department and Agency Comments	File:A193.25	Enter date.	6
-------------------------------------	--------------	-------------	---

Comments Prepared by: Tony Iacobucci, Development Engineering

Appendix 2 – Zoning Comments

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

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

Comments Prepared by: Ladan Javanbakht-Samani, Zoning Examiner

Appendix 3 – Parks, Forestry & Environment

Forestry Comments

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

1. No public trees shall be injured or removed. If public tree injury or removal is required, a permit must be issued as per By-law 0020-2022.
2. No private trees shall be injured or removed. If a private tree with a diameter of 15 centimetres or greater on private property is to be injured or destroyed, a permit must be issued as per By-law 0021-2022.
3. Please note if a tree is identified as a shared tree with the adjacent property owner, and the applicant intends to apply for a Tree 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

City Department and Agency Comments	File:A193.25	Enter date.	7
-------------------------------------	--------------	-------------	---

Comments Prepared by: Jamie Meston, Landscape Technician

Appendix 4 – Region of Peel Comments

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

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



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A195.25
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 535 Cottagers Green Dr, zoned RM5-18 - 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 2 existing sheds to remain proposing a side yard of 0.08m (approx. 0.26ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 0.61m (approx. 2.00ft) in this instance.

The Committee has set **Thursday, July 17, 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>

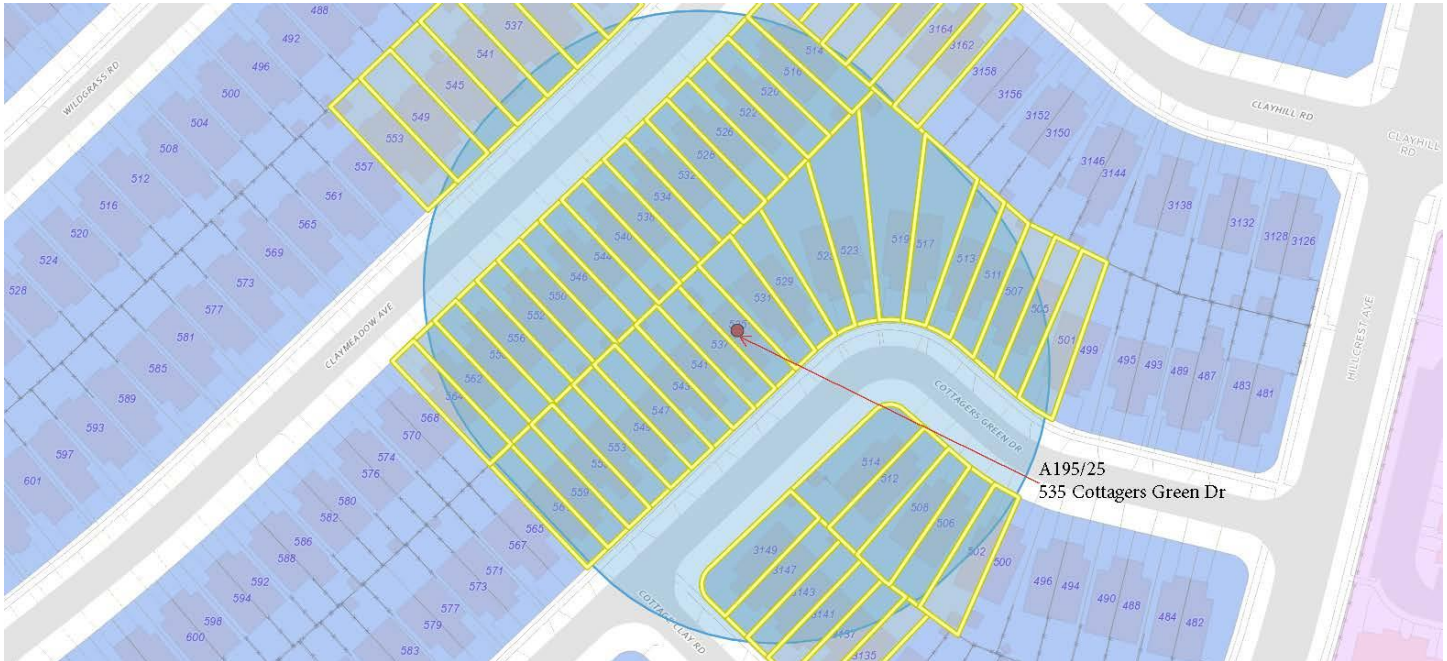
Additional Information:

- 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: 2025-07-10	File(s): A195.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 7/17/2025 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 2 existing sheds to remain proposing a side yard of 0.08m (approx. 0.26ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 0.61m (approx. 2.00ft) in this instance.

Background

Property Address: 535 Cottagers Green Dr

Mississauga Official Plan

Character Area: Cooksville Neighbourhood (West)
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: RM5-18 - Residential

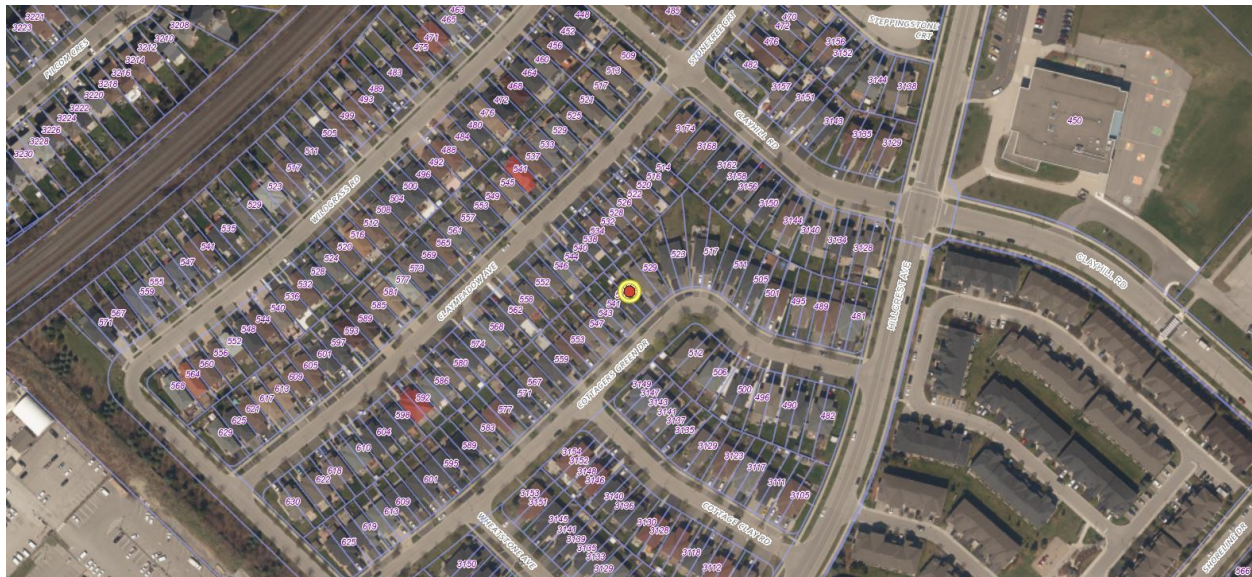
Other Applications: None

Site and Area Context

The subject property is located north-east of the Mavis Road and Hillcrest Avenue intersection in the Cooksville Neighbourhood Character Area (West). It is an interior lot containing a two-

storey semi-detached dwelling with an attached garage. Limited landscaping and vegetative elements are present throughout the subject property. The surrounding area context is exclusively residential consisting of detached and semi-detached dwellings.

The applicant is proposing to legalize the existing sheds in the rear yard requiring a variance for side yard setback.



Comments

Planning

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

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

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

The sole variance requests a reduced side yard setback to both existing sheds in the rear yard. The intent of the side yard setback regulations is to ensure there is a sufficient buffer between

structures on abutting properties, and that appropriate drainage is maintained. Staff are satisfied that the reduce setback to the shed will not negatively impact the abutting properties. Further, Transportation and Work's staff have confirmed there are no drainage concerns due to the existing sheds on site.

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

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

We note that the Transportation and Works Department has no objections to the two existing sheds as they do not impact or alter the existing grading and drainage pattern on the subject site.







Comments Prepared by: Tony Iacobucci, Development Engineering

Appendix 2 – Zoning Comments

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

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

Comments Prepared by: Ladan Javanbakht-Samani, Zoning Examiner

Appendix 3 – 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 – 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 do not hesitate to contact me.

Comments Prepared by: Jenna Auger, Project Analyst

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 396 Jumna Ave, zoned RL-9 - 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 legalize the existing pool, decking, and accessory structure proposing:

1. A rear yard of 1.34m (approx. 4.40ft) measured to a pool whereas By-law 0225-2007, as amended, requires a minimum rear yard of 1.50m (approx. 4.92ft) measured to a pool in this instance;
2. A side yard of 1.34m (approx. 4.40ft) measured to a pool whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.50m (approx. 4.92ft) measured to a pool in this instance;
3. A side yard of 0.42m (approx. 1.38ft) measured to a pool equipment pad whereas By-law 0225-2007, as amended, requires a minimum side yard of 0.61m (approx. 2.00ft) measured to a pool equipment pad in this instance;
4. A side yard of 0.45m (approx. 1.48ft) measured to a gazebo base whereas By-law 0225-2007, as amended, requires a minimum side yard of 0.61m (approx. 2.00ft) measured to a gazebo base in this instance;
5. A rear yard of 0.51m (approx. 1.67ft) measured to pool equipment whereas By-law 0225-2007, as amended, requires a minimum side yard of 0.61m (approx. 2.00ft) measured to pool equipment in this instance;
6. A rear yard of 0.51m (approx. 1.67ft) measured to hardscaping whereas By-law 0225-2007, as amended, requires a minimum side yard of 0.61m (approx. 2.00ft) measured to hardscaping in this instance; and
7. A side yard of 0.42m (approx. 1.38ft) measured to hardscaping whereas By-law 0225-2007, as amended, requires a minimum side yard of 0.61m (approx. 2.00ft) measured to hardscaping in this instance.

The Committee has set **Thursday, July 17, 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:

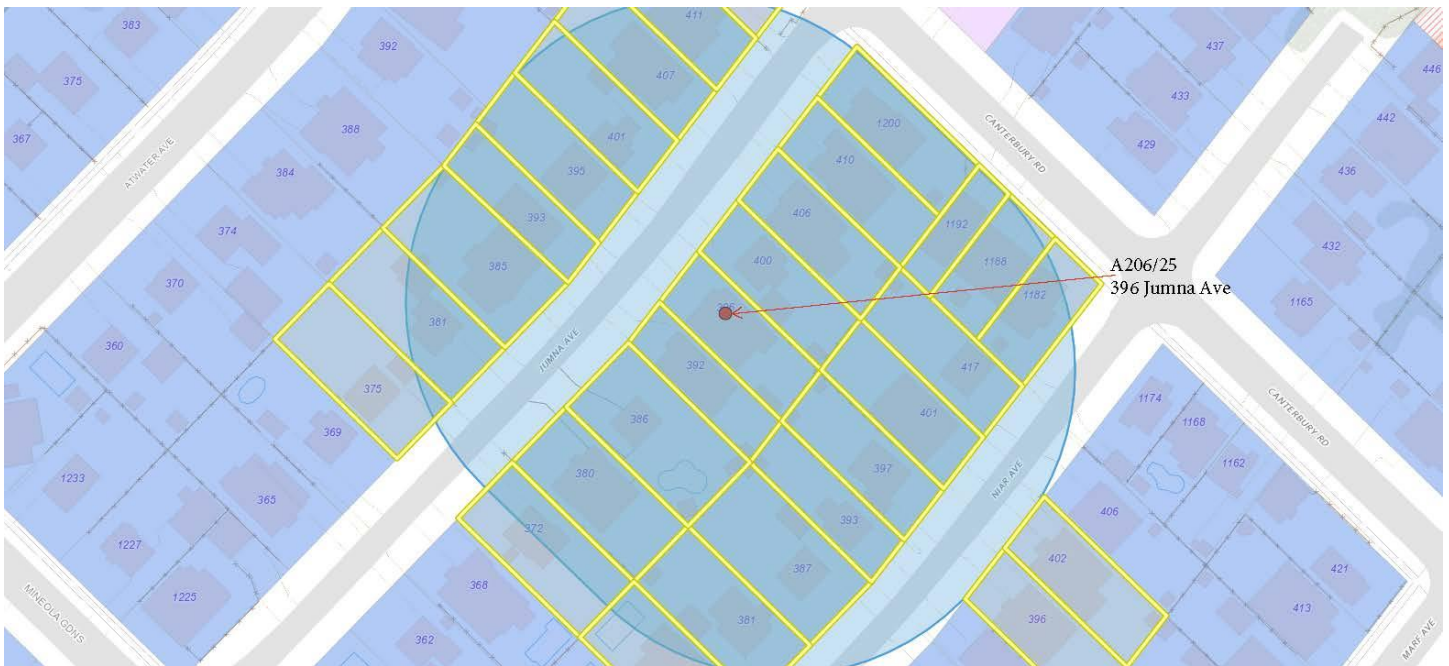
<http://www.mississauga.ca/portal/cityhall/council-and-committee-videos>

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: 2025-07-10	File(s): A206.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 7/17/2025 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 legalize the existing pool, decking, and accessory structure proposing:

1. A rear yard of 1.34m (approx. 4.40ft) measured to a pool whereas By-law 0225-2007, as amended, requires a minimum rear yard of 1.50m (approx. 4.92ft) measured to a pool in this instance;
2. A side yard of 1.34m (approx. 4.40ft) measured to a pool whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.50m (approx. 4.92ft) measured to a pool in this instance;
3. A side yard of 0.42m (approx. 1.38ft) measured to a pool equipment pad whereas By-law 0225-2007, as amended, requires a minimum side yard of 0.61m (approx. 2.00ft) measured to a pool equipment pad in this instance;
4. A side yard of 0.45m (approx. 1.48ft) measured to a gazebo base whereas By-law 0225-2007, as amended, requires a minimum side yard of 0.61m (approx. 2.00ft) measured to a gazebo base in this instance;
5. A rear yard of 0.51m (approx. 1.67ft) measured to pool equipment whereas By-law 0225-2007, as amended, requires a minimum side yard of 0.61m (approx. 2.00ft) measured to pool equipment in this instance;
6. A rear yard of 0.51m (approx. 1.67ft) measured to hardscaping whereas By-law 0225-2007, as amended, requires a minimum side yard of 0.61m (approx. 2.00ft) measured to hardscaping in this instance; and
7. A side yard of 0.42m (approx. 1.38ft) measured to hardscaping whereas By-law 0225-2007, as amended, requires a minimum side yard of 0.61m (approx. 2.00ft) measured to hardscaping in this instance.

Background

Property Address: 396 Jumna Ave

Mississauga Official Plan

Character Area: Mineola Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

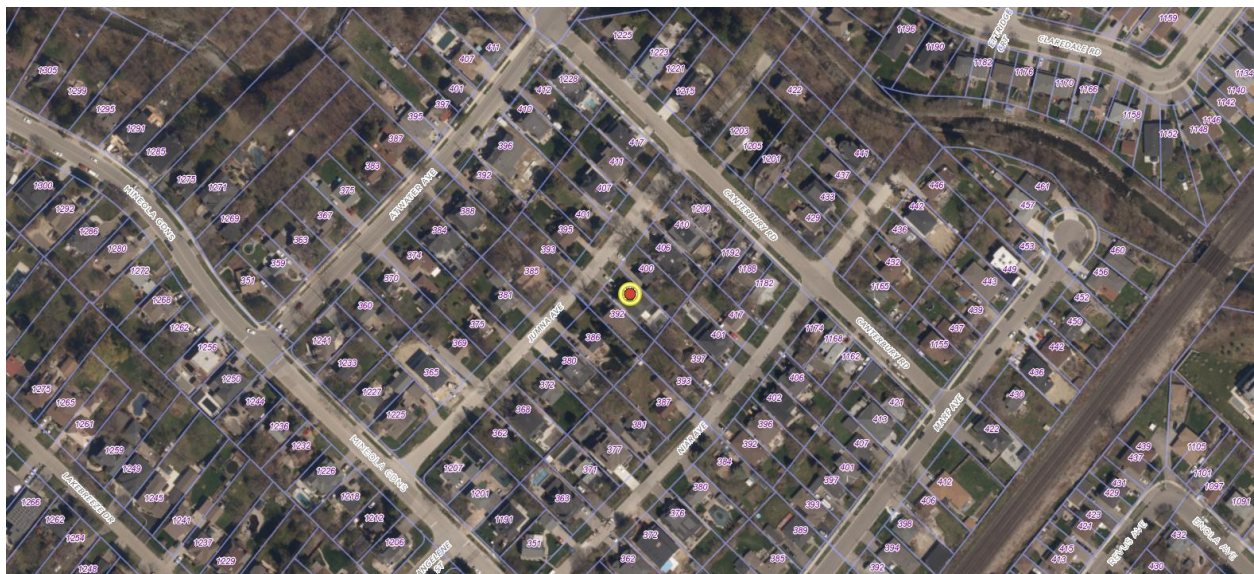
Zoning: RL-9 - Residential

Other Applications:

Site and Area Context

The subject property is located within the Mineola Neighbourhood Character Area, south-west of Cawthra Road and Atwater Avenue. The neighbourhood consists of one and two storey detached dwellings with some vegetation in the front yard. The subject property contains an existing two-storey detached dwelling with vegetation within the front yard.

The applicant is proposing an addition requesting variances for gross floor area, lot coverage, building depth, driveway width and window well encroachment.



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 Mineola 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, duplex, triplexes, street townhouses and other forms of low-rise dwellings with individual frontages. Section 9 of MOP promotes development with appropriate urban form and site design, regulating that such development is compatible with: the existing site conditions; the surrounding context; and, the landscape of the character area. Staff are satisfied that the general intent and purpose of the official plan is met.

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

Variances #1 and #2 relate to the rear and side yard setbacks for the existing pool. The intent of the pool regulations in the by-law is to ensure that they are appropriately located on the property, do not impact streetscape or neighbouring properties, and provide adequate drainage around the pool. The rear yard is enclosed with fencing, screening the pool from view resulting in limited impacts on the streetscape and neighbouring properties. The fencing also provides sufficient privacy to the property owner. Transportation & Works staff have not noted any drainage concerns.

Variances #3 and #4 are required to accommodate a reduced side yard and rear yard setback to the existing pool equipment pad while Variance #5 is only required to accommodate a reduced side yard setback for the existing gazebo. The general intent of side yard regulations in the by-law is to ensure that an adequate buffer exists between the massing of primary structures on adjoining properties. The requested setbacks allow for sufficient space to provide required maintenance to the gazebo and pool equipment pad. The accessory structures do not require variances for height, lot coverage and floor area and staff are satisfied the shed is appropriately sized for the lot.

Variances #6 and #7 relate to setbacks for existing hardscaping in both the side and rear yards. The intent of the hardscaping setback regulations is to ensure that appropriate drainage patterns can be maintained. Staff note that Transportation and Works staff have noted that they will address the relocation of the eaves in the rear in the building permit process. Staff are therefore satisfied that the general intent and purpose of the zoning by-law are maintained.

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

Staff are satisfied that the application is appropriate for the subject land. The request to legalize the existing conditions on site are minor in nature and will not have any additional impacts to abutting properties.

Comments Prepared by: Sara Ukaj, Planning Associate

Appendices

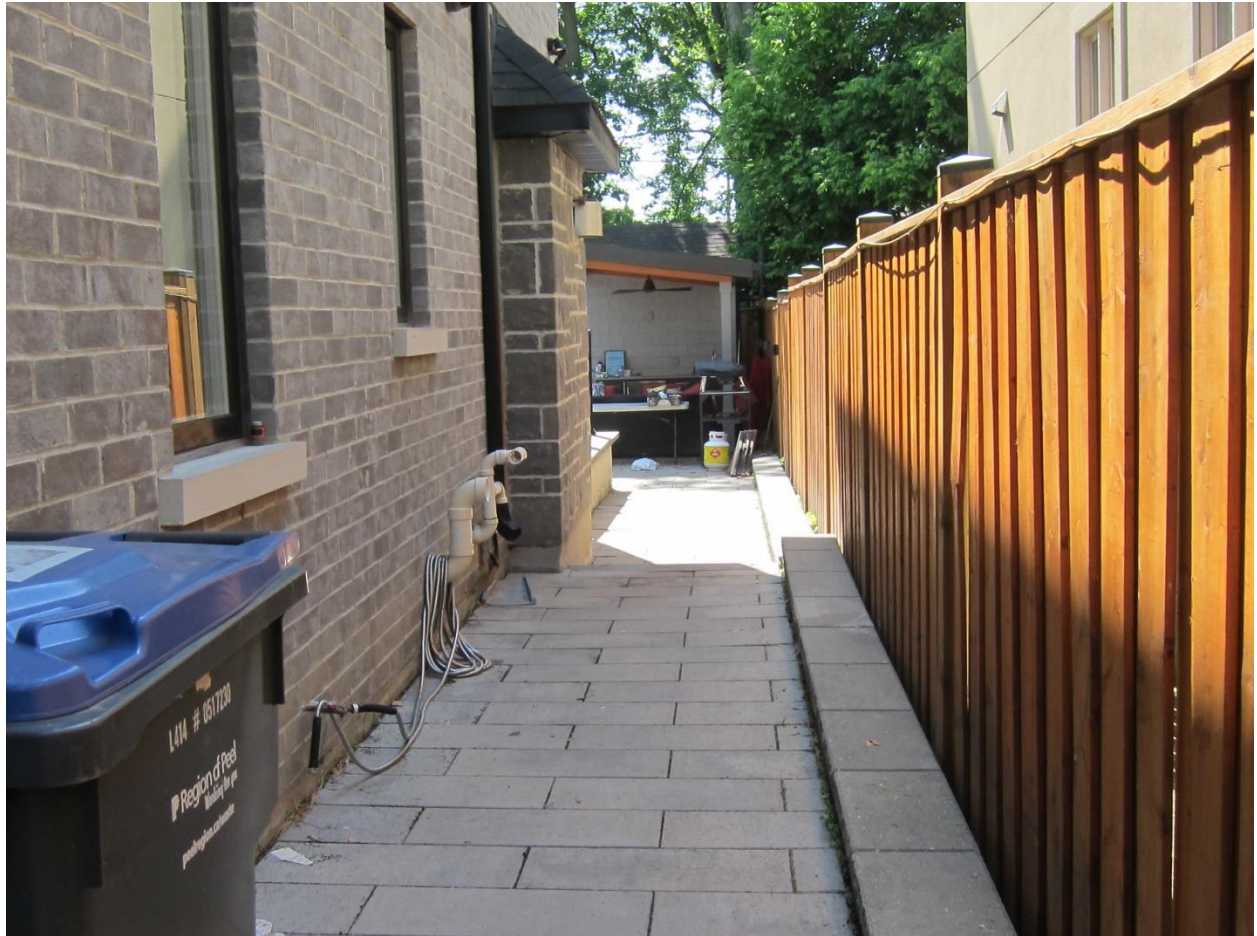
Appendix 1 – Transportation and Works Comments

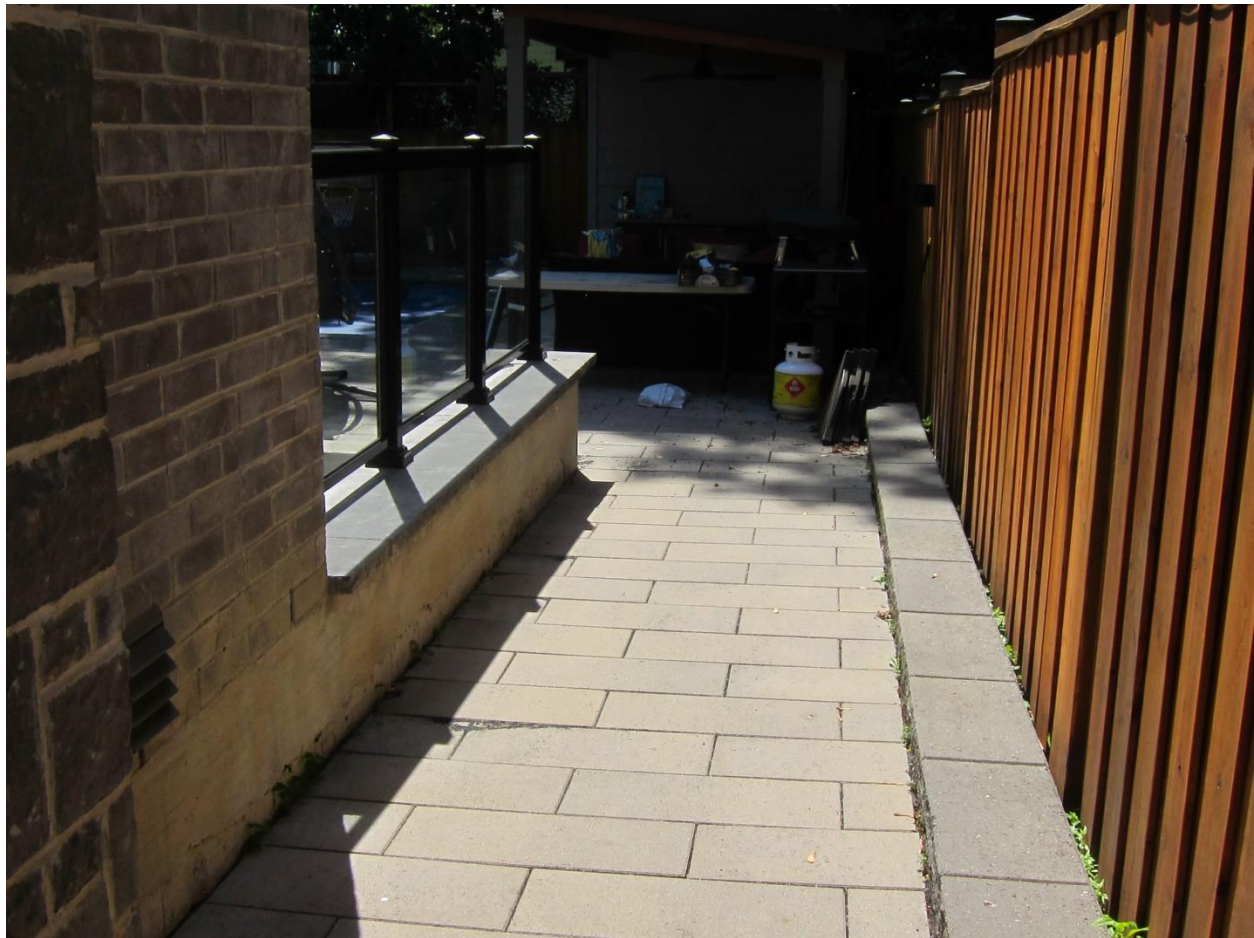
Enclosed are pictures of the rear yard showing the existing structure, hard surface and pool.

The current eaves trough at the rear of the structure must be redirected so that the roof top drainage is kept within the applicant's own lands.

Our Development Construction Section will ensure this as well as other grading issues through the future required Building Permit process.

Comments Prepared by: John Salvino, Development Engineering Technologist



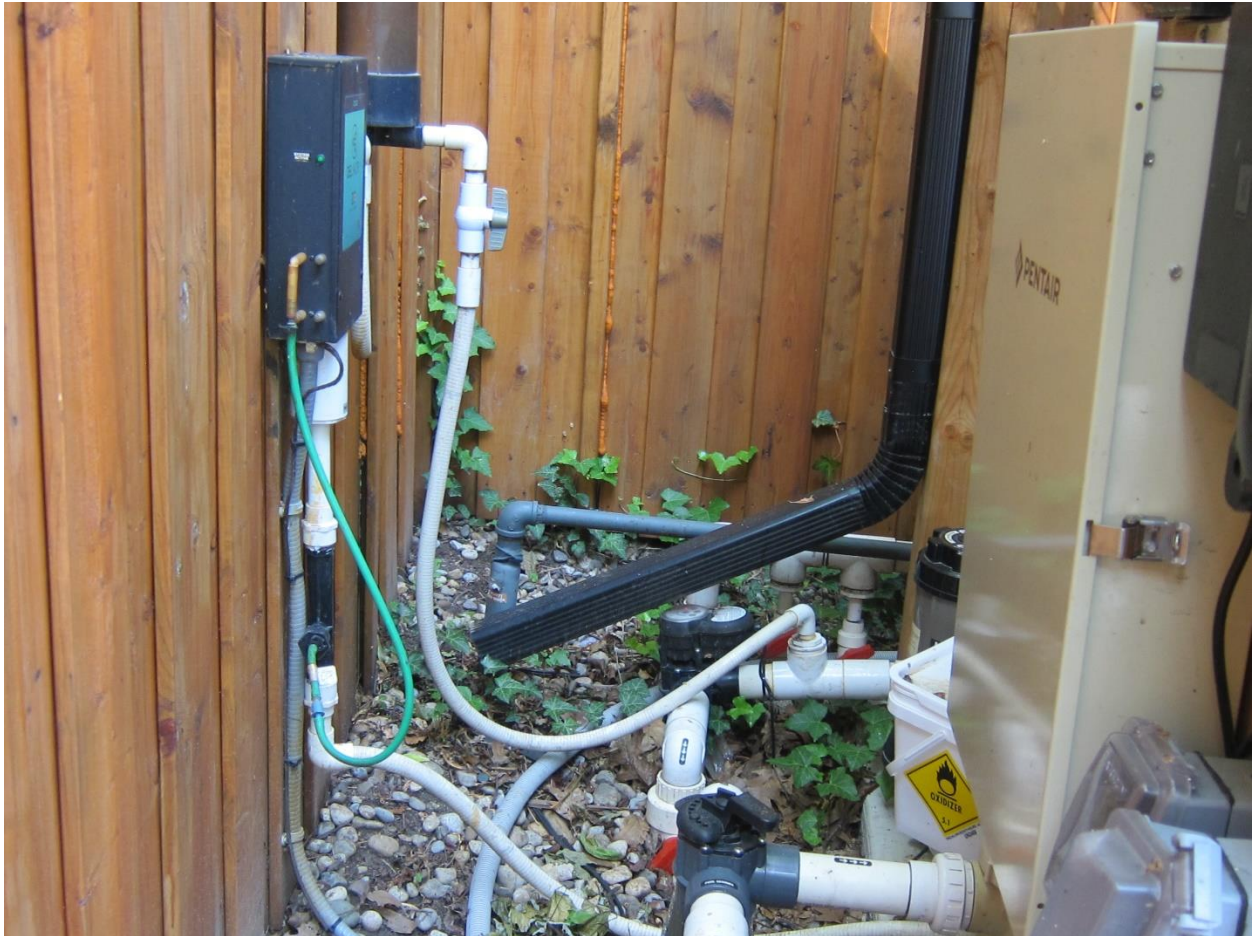












Appendix 2 – Zoning Comments

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

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

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

Comments Prepared by: Ladan Javanbakht-Samani, Zoning Examiner

Appendix 3 – 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 do not hesitate to contact me.

Comments Prepared by: Jenna Auger, Project Analyst



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A210.25
Ward: 11

In Person and Virtual Public Hearing

Why you received this letter:

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

Details of the application and meeting information:

The property owner of 242 Queen St S, zoned C4 - Commercial, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow a Dental Office with reduced parking on the subject property proposing:

1. 0 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 11 parking spaces in this instance; and
2. 0 accessible parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 1 accessible parking space in this instance.

The Committee has set **Thursday, July 17, 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: 2025-07-10	File(s): A210.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:7/17/2025 1:00:00 PM

Consolidated Recommendation

The City recommends the application be deferred.

Application Details

The applicant requests the Committee to approve a minor variance to allow a Dental Office with reduced parking on the subject property proposing:

1. 0 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 11 parking spaces in this instance; and
2. 0 accessible parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 1 accessible parking space in this instance.

Background

Property Address: 242 Queen St S

Mississauga Official Plan

Character Area: Streetsville Community Node
Designation: Mixed Use

Zoning By-law 0225-2007

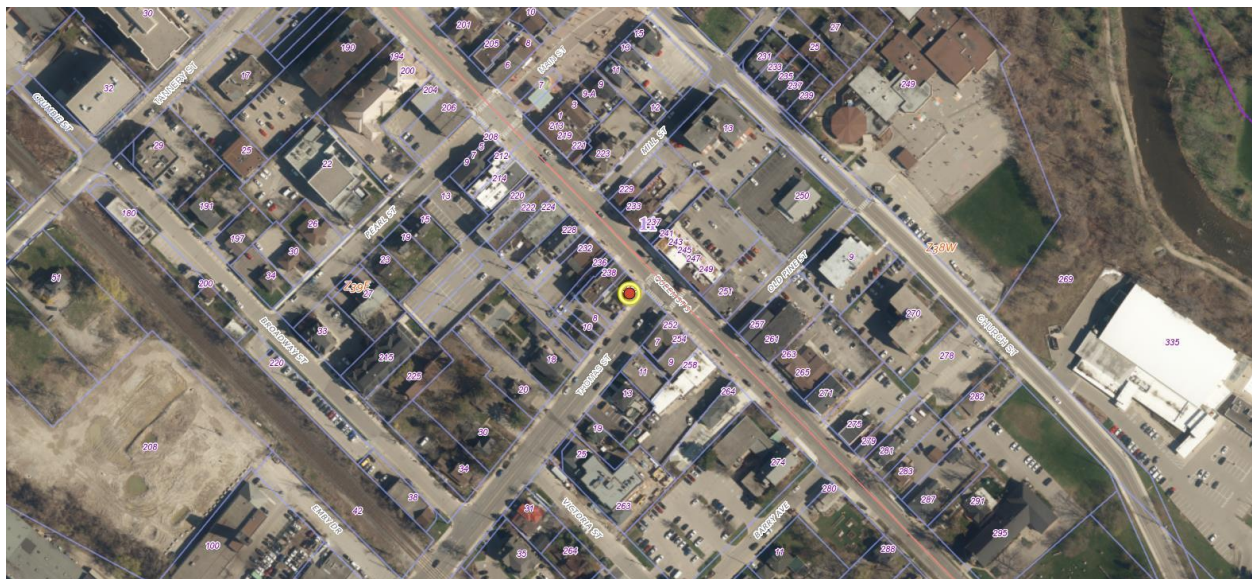
Zoning: C4 - Commercial

Other Applications: C24-2119 & BP 24-2221

Site and Area Context

The subject property is located on the north-west side of the Queen Street South and Thomas Street intersection in the Streetsville Community Node Character Area. It is a corner lot containing a single storey building with an associated surface parking area in the rear. There is no vegetation present on the subject property. Contextually, the surrounding neighbourhood consists of a mix of residential, commercial, retail and restaurant uses.

The applicant is proposing a change of use requiring variances for parking and accessible parking deficiencies.



Comments

Planning

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

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

The site is located within the Streetsville Community Node Character Area and is currently designated Mixed Use by the Mississauga Official Plan (MOP). The proposed variances request a reduction in the total number of parking and accessible parking spaces. The intent of the zoning by-law in quantifying the required number of parking spaces is to ensure that each lot is self-sufficient in providing adequate parking accommodations based upon its intended use. Section

8.4 of the official plan contemplates potential reductions in parking requirements and alternative parking arrangements in appropriate situations. Municipal Parking staff have reviewed the variance request and note as follows:

With respect to Committee of Adjustment application 'A' 210/25, 242 Queen Street South (Ward 11), the Applicant is requesting the Committee to allow a Dental Office with reduced parking on the subject property proposing:

1. 0 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 11 parking spaces in this instance.

The proposed medical office has a GFA of 274.86 m². The subject site is located in Parking Precinct 2 and is not within a protected Major Transit Station Area (MTSA). As the site is zoned C4 – Commercial, Precinct 1 parking rates are permitted to be used in this instance per By-law Section 3.1.2.3, C4 Zone Parking Requirement.

Per the site plan submitted of the subject site, Staff determined that 10 parking spaces are required, not 11 parking spaces, in this instance. Further, the existing parking spaces located behind the building are part of the existing right-of-way and are not part of the subject site. As 0 parking spaces are proposed, whereas 10 parking spaces are required in this instance, the site will be deficient 10 parking spaces or 100%.

The Applicant submitted on June 25, 2025, usage data and photos of nearby on-street, off-street, and laneway parking as part of parking rationale for the Application. It is noted that no assessment was provided of the data, and it does not provide information related to the proposed parking demands of the subject site. Staff are not aware what the anticipated parking demands are for the proposed medical use at the site. Staff note that the Applicant was advised that per the City's Parking Terms of Reference, existing municipal parking or on-street parking may not be used as justification for a reduced parking standard. The intention of a parking demand survey should be to determine the demands of the proposed use.

The Applicant has not provided satisfactory justification to support the proposed parking reduction. As the parking deficiency is greater than 10% from the existing Zoning By-law 0225-2007, as amended, per the Parking Terms of Reference a satisfactory Parking Utilization Study is required. The Applicant should refer to the City's Parking [Terms of Reference](#) for parking justification requirements to be included with a formal submission. The Applicant should confirm the survey methodology with staff prior to conducting parking surveys.

Alternatively, the Applicant has the option to make a Payment-In-Lieu (PIL) of all, or part, of the zoning by-law requirements for parking in this instance. If the Applicant would like to do so they may contact Municipal Parking in regards to the process.

Further, the Applicant may seek to provide the required parking on another site in vicinity of the subject site, subject to location and parking demands at that site. The use of the City's Off-Site Parking Agreement template allows the City to ensure that the dedicated parking is available, maintains good neighbour relations between adjacent property owners, ensures the public's interests are accounted for, and confirms the agreement remains in place. Should the agreement be terminated, it is the applicant's due diligence to then resolve the variance/parking deficiency, therefore keeping the applicant accountable to the City's parking standards.

Lastly, the City of Mississauga Council passed By-law 0120-2025 on June 25, 2025, which included eliminating parking requirements for a portion of the Streetsville Business Improvement Area (BIA). The subject site of this Application is within the area proposed for zero minimum parking requirements. The last day of appeal is July 23, 2025. Should no appeals be received, the amended By-law will be in effect. Until such time, the existing zoning by-law requirements remain in effect for the subject site.

Per Zoning Staff review of the information available in this application, it is noted that for the purpose of Article 3.1.2.2 of the By-law, off-street parking spaces for non-residential uses in C4 zones shall be provided in accordance with Precinct 1 requirements in Table 3.1.2.2 of the By-law. A minimum of 10 parking spaces are required in this instance.

Given the above, Municipal Parking staff recommend the application be deferred pending:

- 1) the submission of a satisfactory Parking Utilization Study (PUS); or
- 2) the Applicant make a Payment-in-Lieu of all, or part, of the zoning by-law requirements for parking in this instance; or
- 3) the Applicant completing an Off-Site Parking Agreement on the City's Off-Site Parking Agreement template and executed to the satisfaction of the City of Mississauga Municipal Parking and Legal departments; or
- 4) the completion of the Appeal Period (July 23, 2025) for the Zoning By-Law Amendment 0120-2025 and no appeals having been received.

Please note that above comments are based on the details submitted along with the applications and are subject to change should Zoning identify any additional variances or any changes to the variances with regards to the above application.

As mentioned by Municipal Parking staff above, City Council has passed By-law 0120-2025 on June 25th, 2025, amending City of Mississauga Zoning By-law 0225-2007 to eliminate parking requirements for a portion of the Streetsville Business Improvement Area (BIA), reduce parking requirements for public authority dwelling units, update language regarding accessible parking spaces, and introduce "Retail Centre" as a defined term and permitted use. It also amends Zoning Map 39E to depict the expanded Parking Precinct 1 which includes properties located within the Streetsville BIA, located on Queen Street South.

While the proposal is consistent with the intent of the new by-law currently passed by Council, Planning staff note that By-law 0120-2025 is not in force and effect, as the by-law is currently in the prescribed appeal period. Recognizing the applicant did not provide sufficient parking justification to Municipal Parking staff's satisfaction, that the existing zoning by-law parking requirements remain in effect and that the appeal period is still open, Planning staff echo Municipal Parking staff's comments and recommend the application be deferred.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

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





Comments Prepared by: Tony Iacobucci, Development Engineering

Appendix 2 – Zoning Comments

The Building Division is processing Certificate of Occupancy application C24-2119 and a Building Permit BP 24-2221. Based on the review of the information available in this application submitted on 11/18/2024, the requested variance is correct.

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

Comments Prepared by: Jeanine Benitez, Zoning Examiner

Appendix 3 – 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 dwelling unit within 300 metres of the Railway Corridor:
 - o **Warning:** Metrolinx and its assigns and successors in interest operate commuter transit service within 300 metres from the subject land. In addition to the current use of these lands, there may be alterations to or expansions of the rail and other facilities on such lands in the future including the possibility that Metrolinx or any railway entering into an agreement with Metrolinx or any railway assigns or successors as aforesaid may expand their operations, which expansion may affect the environment of the occupants in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual units. Metrolinx will not be

responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under these lands.

Should you have any questions or concerns, please do not hesitate to contact me.

Comments Prepared by: Jenna Auger, Project Analyst



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A211.25
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 1465 Merrow Rd, 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 area occupied per accessory structure of 22.23sq m (approx. 239.28sq ft) whereas By-law 0225-2007, as amended, permits a maximum area occupied per accessory structure of 22.00sq m (approx. 236.81sq ft) in this instance;
2. A setback to the interior side and rear lot lines of 0.66m (approx. 2.17ft) whereas By-law 0225-2007, as amended, requires a minimum setback to the interior side and rear lot lines of 1.20m (approx. 3.94ft) in this instance; and
3. A setback to the interior side and rear lot lines of 0.80m (approx. 2.62ft) whereas By-law 0225-2007, as amended, requires a minimum setback to the interior side and rear lot lines of 1.20m (approx. 3.94ft) in this instance.

The Committee has set **Thursday, July 17, 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: 2025-07-10	File(s): A211.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 7/17/2025 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 area occupied per accessory structure of 22.23sq m (approx. 239.28sq ft) whereas By-law 0225-2007, as amended, permits a maximum area occupied per accessory structure of 22.00sq m (approx. 236.81sq ft) in this instance;
2. A setback to the interior side and rear lot lines of 0.66m (approx. 2.17ft) whereas By-law 0225-2007, as amended, requires a minimum setback to the interior side and rear lot lines of 1.20m (approx. 3.94ft) in this instance; and
3. A setback to the interior side and rear lot lines of 0.80m (approx. 2.62ft) whereas By-law 0225-2007, as amended, requires a minimum setback to the interior side and rear lot lines of 1.20m (approx. 3.94ft) in this instance.

Amendments

The Building Department is processing Building Permit application BP 9NEW 25-6798. Based on review of the information available in this application, we advise that following amendments are required:

1. An area occupied per accessory structure of 22.23sq m (approx. 239.28sq ft) whereas By-law 0225-2007, as amended, permits a maximum area occupied per accessory structure of 20.00sq m (approx. 215.27 sq ft) in this instance;
2. A setback to the rear lot lines of 0.66m (approx. 2.17ft) whereas By-law 0225-2007, as amended, requires a minimum setback to the interior side and rear lot lines of 1.20m (approx.

3.94ft) in this instance; and

3. A setback to the interior side lot lines of 0.80m (approx. 2.62ft) whereas By-law 0225-2007, as amended, requires a minimum setback to the interior side and rear lot lines of 1.20m (approx. 3.94ft) in this instance.

Background

Property Address: 1465 Merrow Rd

Mississauga Official Plan

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

Zoning By-law 0225-2007

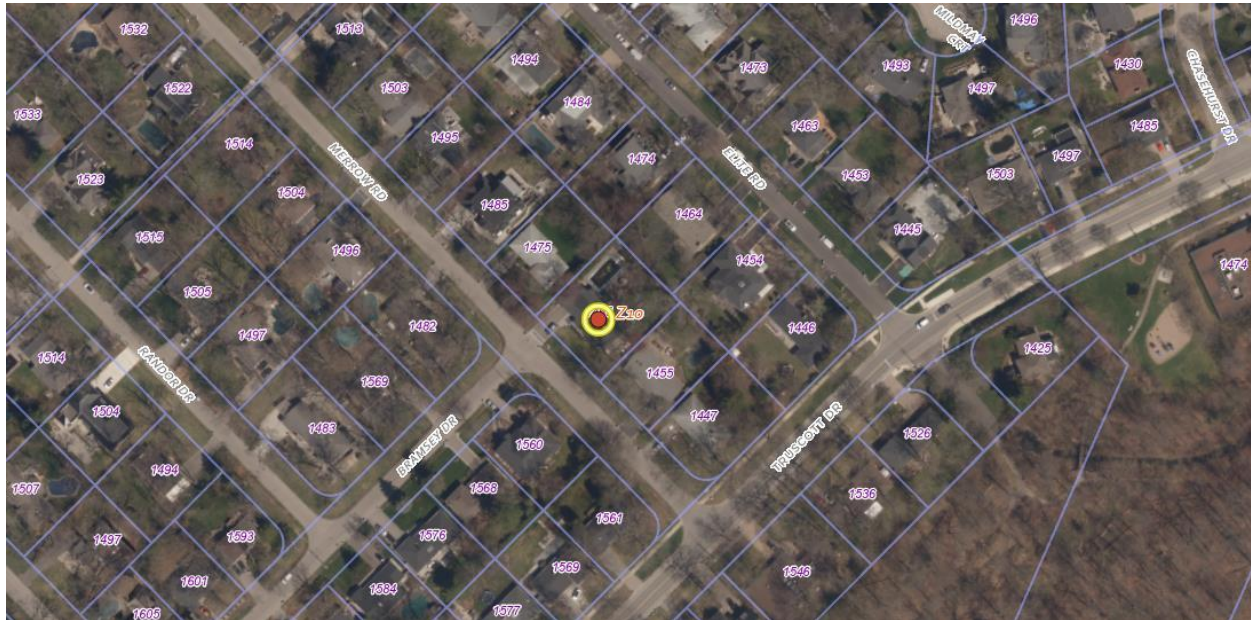
Zoning: RL-6 - Residential

Other Applications: Building Permit application BP 9NEW 25-6798

Site and Area Context

The subject property is located within the Clarkson – Lorne Park Neighbourhood Character Area, northeast of the Truscott Drive and Clarkson Road North intersection. The neighbourhood consists of newer and older one and two-storey detached dwellings. The subject property contains an existing two-storey detached dwelling with an attached garage along with mature vegetation in the front and exterior side yard.

The applicant is proposing an accessory structure requiring variances for accessory structure area and setbacks.



Comments

Planning

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

Staff comments concerning the application are as follows:

The subject property is located in the Clarkson Lorne Park Neighbourhood Character Area and is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan. This designation permits 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. Planning staff are of the opinion that the proposed built form of the accessory structure is appropriate for the subject property given surrounding conditions. Planning staff are satisfied that the general intent and purpose of the official plan are maintained.

Variance #1 pertains to the proposed accessory structure area. Variances #2 and #3 require relief in the rear and side yard setbacks measured to the structure. 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 clearly accessory while not presenting any massing or overlook concerns to neighbouring lots. The proposed increase in the individual accessory structure area is 2m² or 21ft². The subject lot is permitted to have 3 accessory structures, each with a maximum building area of 20m² (215ft²) in size, for a total of 60m² (645ft²). The property meets the by-law regulations for the combined accessory structure areas. The structure represents

1.48% of the total lot coverage and represents approximately 8% of the dwelling size. Staff are satisfied that an increase of 2m² is minor and that the structure is well within the permissible combined accessory structure area.

With regard to the setbacks, staff note the intent is to ensure that an adequate buffer exists between the massing of structures on adjoining properties and that maintenance can be performed on the structures. Staff note that the existing structure is compliant with accessory structure height regulations, which helps to mitigate any massing concerns. Staff are satisfied that the proposed setbacks are adequate to ensure maintenance can be performed on the structures.

Planning staff are of the opinion that the accessory building represents appropriate development of the subject property. It is appropriately located on the site and appropriately sized for the lot. Staff are satisfied that the proposal is compatible with the existing scale and character of the surrounding community. The variances are minor in nature and will not create any additional impacts to abutting properties when compared to as of right permissions.

Comments Prepared by: Shivani Chopra, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

Enclosed are pictures of the structure. We draw attention to the picture that shows the height of the base of the structure relative to the top of fence for the neighbouring rear yard. The entire rear yard has been substantially raised.

Should Committee see merit in the application, we are noting for information that any Transportation and Works Department concerns/requirements for the proposed structure related to grading are being addressed by our Development Construction Section through BP 9NEW-25/6798.

Comments Prepared by: John Salvino, Development Engineering Technologist













Appendix 2 – Zoning Comments

The Building Department is processing Building Permit application BP 9NEW 25-6798. Based on review of the information available in this application, we advise that following amendments are required:

1. An area occupied per accessory structure of 22.23sq m (approx. 239.28sq ft) whereas By-law 0225-2007, as amended, permits a maximum area occupied per accessory structure of 20.00sq m (approx. 215.27 sq ft) in this instance;
2. A setback to the rear lot lines of 0.66m (approx. 2.17ft) whereas By-law 0225-2007, as amended, requires a minimum setback to the interior side and rear lot lines of 1.20m (approx. 3.94ft) in this instance; and
3. A setback to the interior side lot lines of 0.80m (approx. 2.62ft) whereas By-law 0225-2007, as amended, requires a minimum setback to the interior side and rear lot lines 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: Maria Fernandez, 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



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A211.22
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 Unit 2 -1246 Aimco Blvd, 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 to allow a truck and trailer commercial motor vehicle repair facility proposing:

1. A total of 42 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 51 parking spaces in this instance; and
2. A landscaped buffer of 0.0m whereas By-law 0225-2007, as amended, requires a minimum landscaped buffer of 3.0m (approx. 9.84ft) in this instance.

The Committee has set **Thursday, July 17, 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:

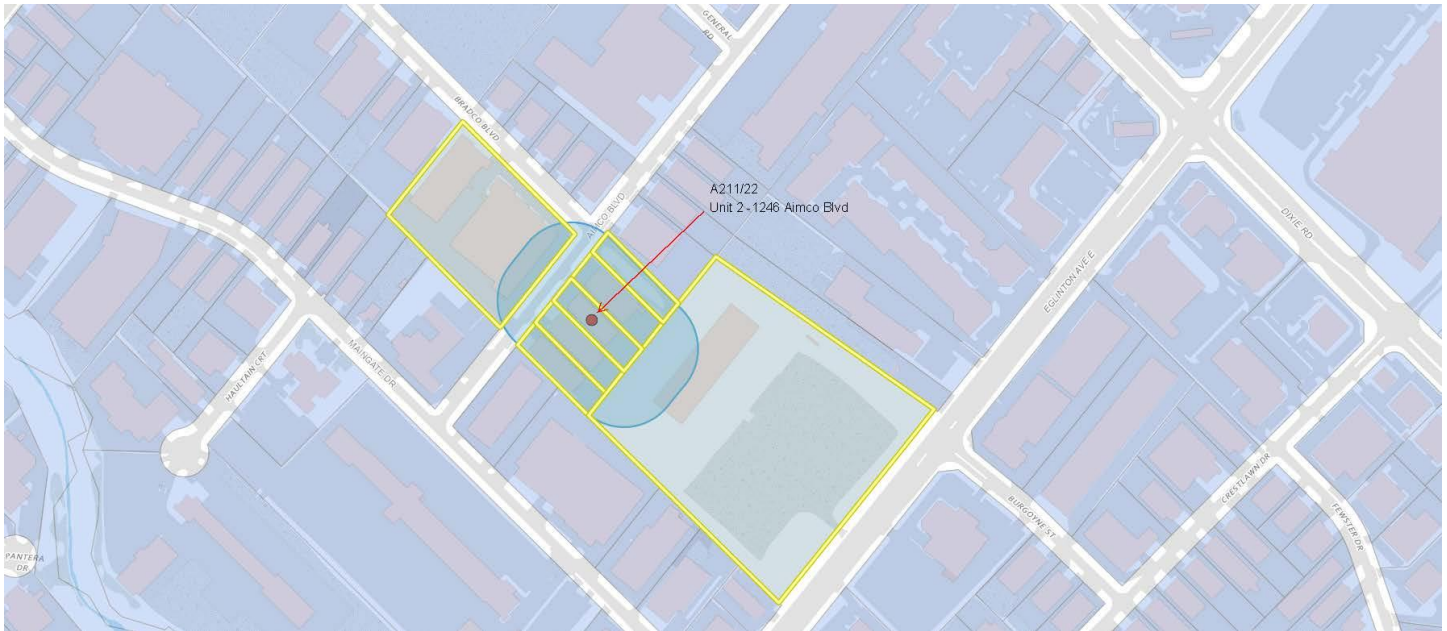
- For more information about this matter, contact committee.adjustment@mississauga.ca or call 905-615-3200 x5507. Alternatively, information can be obtained in person by making an appointment with the Committee of Adjustment at 300

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: 2025-07-10	File(s): A211.22
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 7/17/2025 1:00:00 PM

Consolidated Recommendation

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

Application Details

The applicant requests the Committee to approve a minor variance to allow a truck and trailer commercial motor vehicle repair facility proposing:

1. A total of 42 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 51 parking spaces in this instance; and
2. A landscaped buffer of 0.0m whereas By-law 0225-2007, as amended, requires a minimum landscaped buffer of 3.0m (approx. 9.84ft) in this instance.

Recommended Conditions and Terms

Should the Committee see merit in the application, Planning staff recommend the following condition:

1. A letter be received from the Transportation and Works Department indicating that satisfactory arrangements have been made with regards to the construction of the 27.5 M Risi Stone Retaining Wall across the rear westerly limits of 1246 Aimco Boulevard.

Background

Property Address: Unit 2 -1246 Aimco Blvd

Mississauga Official Plan

Character Area: Northeast Employment Area

Designation: Business Employment

Zoning By-law 0225-2007

Zoning: E2-19 - Employment

Other Applications: C21-9743

Site and Area Context

The subject property is located north-east of the Eglinton Avenue East and Maingate Drive intersection. It contains a single storey industrial building with no landscaping or vegetative elements. The property is nearly completely paved, which is characteristic of the area. The surrounding area is exclusively industrial, consisting of 1 to 2-storey buildings on lots of varying sizes. The subject property has a lot area of +/- 3,250.86m² (34,992ft²).

The applicant is proposing a new vehicle repair facility requiring variances for a parking deficiency and 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:

Planning staff note the application was deferred by the applicant at the July 14th, 2022, hearing to address drainage concerns presented by the abutting property owner at 1238 Aimco Boulevard. It was also deferred to ensure the proposed site plan matched the existing conditions on site, specifically pertaining to the elimination of commercial motor vehicle parking in parking spaces indicated for regular motor vehicles.

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 Business Employment designation permits a variety of employment uses, including the proposed repair facility.

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

With respect to Committee of Adjustment application 'A' 211/22, Unit 2 – 1246 Aimco Boulevard, the applicant requests the Committee to approve a minor variance to allow a truck and trailer commercial motor vehicle repair facility proposing a total of:

- 42 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 51 parking spaces in this instance.

The Building Division is processing a Certificate of Occupancy application C 21-9743. Based on the review of the information available in this application, the requested variances are correct.

The parking deficiency proposed on-site is 9 parking spaces or otherwise 18%. As per the City's Parking Terms of Reference (ToR) a Parking Utilization Study (PUS) is required to be submitted. A PUS produced by Deanlee Management Inc. (herein the consultant) dating May 4th, 2022 was resubmitted alongside this application.

The submitted PUS carried out onsite survey at 30-minute intervals over two consecutive weeks. On the following dates the survey was conducted during the hours of 9am to 6pm:

- Tuesday, April 5, 2022 from 9am – 6pm
- Wednesday, April 6, 2022 from 9am – 6pm

- Thursday, April 7, 2022 from 9am – 6pm
- Tuesday, April 12, 2022 from 9am – 6pm
- Thursday, April 14, 2022 from 9am – 6pm

The results from the five (5) days of surveys show that the peak parking demand was found to be during the first week of the surveying Tuesday April 5, 2022, between 10:30 am and 12:00 pm and during the second week Thursday April 14, 2022 between 10:00 am and 11:30 am. In both instances between 23 and 25 spaces were occupied out of the 42 spaces provided (totaling approximately 59% utilization). The PUS also noted that there were no observations of vehicles parked illegally. Additionally, there was no off-site parking of vehicles and trucks took up a delineated parking space; not infringe into the right-of-way of Aimco Boulevard.

Municipal Parking staff have concerns with the submitted PUS justification for the following reasons:

- The parking survey results are outdated and are therefore not satisfactory for the context of this proposal. Surveys were conducted over 3-years ago during a time when the COVID-19 pandemic had just ended and social norms were shifting. Since 3-years ago, a lot has changed; updated surveying is required.

- Municipal Parking staff conducted a midday site visit on Friday, June 27th. Staff observed multiple illegally parked vehicles throughout the entire site as well as on-street. Following, there 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:





- Development Engineering staff conducted their own site visit and likewise observed no apparent improvements on-site from previous submissions and circulations of the application.
- Staff have concerns that the PUS submission is not reflective of the true site conditions as had been observed during two separate occasions by different City staff members.

Through staff's review of the PUS, 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 Aimco Boulevard.

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.

Transportation and Work's staff have also indicated that there is no improvement to on-site conditions since the previous hearing, as depicted by staff photos. As such, Planning staff are in agreement with the comments from Municipal Parking staff and recommend deferral of the application to submit the required documentation and as noted also by Transportation and Work's staff, that the applicant resolves the existing parking conditions on-site.

Planning staff note the landscape buffer variance was evaluated by staff in the previous staff report. Therefore, Planning staff maintain the position of the comments dated July 14th, 2022 recommending no objection.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

As Committee is aware this application has been ongoing since April 2022, with several recirculation's and as evident from our submitted photos and recent site inspection, no apparent improvements have been made to the site. The Site Plan recently circulated dated June 11, 2025, depicts the proposed parking spots to address Variance #1 which is seeking relief for parking spaces. We question the parking spaces depicted on the Site Plan as they reflect vehicle parking spaces, however, the vehicles on this site are mostly trucks.

The Site Plan depicting the parking spaces abutting the municipal boulevard does not accurately reflect the on-site conditions, this is evident from the submitted photos which depict the trucks parked in very close proximity to the municipal boulevard. In this regard we would request that all truck parking be removed from the Aimco Boulevard municipal boulevard.

Through the review of the previous requests, and from concerns expressed from the abutting neighbour to the west (1238 Aimco Boulevard), drainage concerns were identified. Previously the subject lands had a sloped truck loading area and drainage was self-contained into the catch basin. As the entire rear of the subject lands (1246 Aimco Boulevard) was regraded to provide drive in access into the building, the grades were raised and created a significant drainage concern from the runoff into the abutting property. The abutting neighbour also expressed concerns with the oil and other contaminants which were also being directed to their property.

Through staff discussions, the applicant's engineer first proposed an asphalt elevated area which was to act as a retaining wall which we did not support, we believe this is what exists not on site today. In April 2025 a revised proposal was submitted from the applicant's engineer depicting a 27.5M Risi Stone Retaining Wall across the westerly limits of the site with the drainage being directed into the existing catch basin. We advised the applicant's agent that this was acceptable, however, we would be providing a condition of approval that the 27.5M Risi Stone Retaining Wall would have to be constructed, or alternatively, the city would be requesting a security deposit to ensure its construction.

In view of the above, and should Committee see merit in the applicant's request, we would request that a condition of approval be that a letter be received from the Transportation and Works Department indicating that satisfactory arrangements have been made with regards to the construction of the 27.5 M Risi Stone Retaining Wall across the rear westerly limits of 1246 Aimco Boulevard.











Comments Prepared by: Tony Iacobucci, Development Engineering

Appendix 2 – Zoning Comments

The Building Division is processing Certificate of Occupancy application C 21-9743. 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: Alana Zheng, Planner Zoning Examination

Appendix 3 – 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

may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections at 905.791.7800 x7973 or by email at servicingconnections@peelregion.ca.

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

Comments Prepared by: Petrele Francois, Junior Planner



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A467.24
Ward: 1

In Person and Virtual Public Hearing

Why you received this letter:

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

Details of the application and meeting information:

The property owner of 52 Mississauga Rd N, zoned RM4-64 - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow an accessory structure proposing:

1. A rear yard setback to an existing accessory structure of 0.20m (approx. 0.66ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback of 0.61m (approx. 2.00ft) in this instance;
2. A side yard setback to an existing accessory structure of 0.20m (approx. 0.66ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 0.61m (approx. 2.00ft) in this instance;
3. An area of 40.85sq m (approx. 439.71sq ft) whereas By-law 0225-2007, as amended, permits a maximum area of 10.00sq m (approx. 107.64sq ft) in this instance;
4. A total area of accessory structures of 40.85sq m (approx. 439.71sq ft) whereas By-law 0225-2007, as amended, permits a maximum total area of accessory structures of 30.00sq m (approx. 322.92sq ft) in this instance; and,
5. A height of 4.04m (approx. 13.26ft) whereas By-law 0225-2007, as amended, permits a maximum height of 3.00m (approx. 9.84ft) in this instance.

The Committee has set **Thursday, July 17, 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: 2025-07-10	File(s): A467.24
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 7/17/2025 1:00:00 PM

Consolidated Recommendation

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

Application Details

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

1. A rear yard setback to an existing accessory structure of 0.20m (approx. 0.66ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback of 0.61m (approx. 2.00ft) in this instance;
2. A side yard setback to an existing accessory structure of 0.20m (approx. 0.66ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 0.61m (approx. 2.00ft) in this instance;
3. An area of 40.85sq m (approx. 439.71sq ft) whereas By-law 0225-2007, as amended, permits a maximum area of 10.00sq m (approx. 107.64sq ft) in this instance;
4. A total area of accessory structures of 40.85sq m (approx. 439.71sq ft) whereas By-law 0225-2007, as amended, permits a maximum total area of accessory structures of 30.00sq m (approx. 322.92sq ft) in this instance; and,
5. A height of 4.04m (approx. 13.26ft) whereas By-law 0225-2007, as amended, permits a maximum height of 3.00m (approx. 9.84ft) in this instance.

Amendments

The Building Department is processing Building Permit application BP 9NEW 25-6373. Based on review of the information available in this application, Zoning staff advise that following amendment is required:

1. A rear yard setback to an accessory structure of 0.14m (approx. 0.66ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback of 0.61m (approx. 2.00ft) in this instance;

Background

Property Address: 52 Mississauga Rd N

Mississauga Official Plan

Character Area: Port Credit Neighbourhood (West)
Designation: Residential Medium Density

Zoning By-law 0225-2007

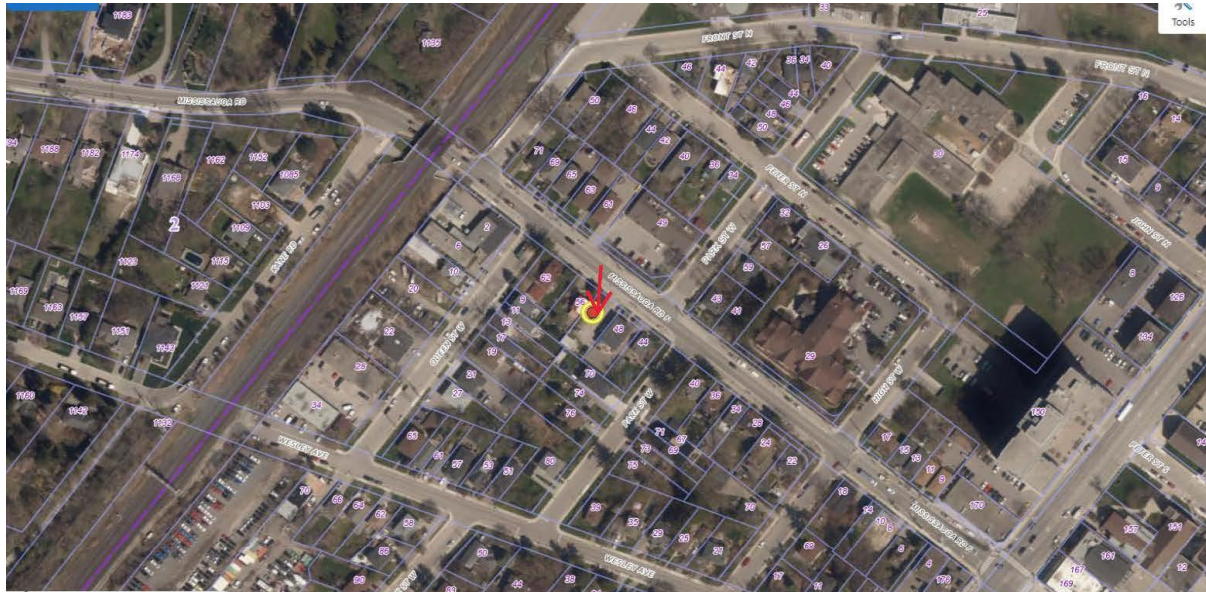
Zoning: RM4-64 - Residential

Other Applications: Building Permit application BP 9NEW 25-6373

Site and Area Context

The subject property is located northwest of the Lakeshore Road West and Mississauga Road intersection in the Port Credit West neighbourhood. The subject lot contains a two-storey dwelling. No landscaping and vegetation elements are present. The surrounding area context is residential along with some industrial uses in the vicinity. There is a commercial plaza across the street.

The applicant is proposing to legalize an existing accessory structure requesting variances for side yard and rear yard setbacks and accessory structure area and height.



Comments

Planning

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

Staff comments concerning the application are as follows:

The subject property is located in the Port Credit West Neighbourhood Character Area and is designated Residential Medium Density in Schedule 10 of the Mississauga Official Plan (MOP). The subject property is also located on lands identified as Special Site 18 in the MOP which permits detached, semi-detached, duplex, triplex dwellings and street townhouses.

The applicant is proposing to legalize an existing accessory structure in the rear yard. The subject application was before the Committee of Adjustment on October 24, 2024, for similar variances. The application was deferred for a fulsome zoning review to capture all variances accurately and to confirm the use of the dwelling.

Zoning staff have confirmed that the requested variances for accessory structure area, height and setbacks are correct.

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 or overlook concerns to neighbouring lots, and that appropriate drainage patterns can be maintained.

Staff note that through discussions with Zoning staff, it appears that the accessory structure was legal non-conforming, however, changes were made to the structure resulting in non-compliance. The current variances requested regarding the area, height and setbacks are to legalize the existing structure.

Staff are of the opinion that the structure is appropriately located on the property and that no new massing impacts have been introduced. The location of the structure has not been changed, and Transportation and Works staff have raised no concerns with the setbacks.

As such, staff are of the opinion that the request variances are minor in nature and the accessory structure meets the overall intent of the zoning by-law.

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

Comments Prepared by: Shivani Chopra, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

As per our previous comments for the October 24, 2024 hearing, we have no concerns provided that the structure be equipped with an eaves trough and down spout directed in such a manner that the adjacent properties are not affected.

Pictures from previous comments dated 2024/10/16 included below for reference.

Comments Prepared by: John Salvino, Development Engineering Technologist







Appendix 2 – Zoning Comments

The Building Department is processing Building Permit application BP 9NEW 25-6373. Based on review of the information available in this application, we advise that following amendment is required:

1. A rear yard setback to an accessory structure of 0.14m (approx. 0.66ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard 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: 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

We have no comments or objections.

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 do not hesitate to contact me.

Comments Prepared by: Jenna Auger, Project Analyst



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A48.25
Ward: 9

In Person and Virtual Public Hearing

Why you received this letter:

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

Details of the application and meeting information:

The property owner of 2643 Inlake Crt, zoned R3-Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow an attached Additional Residential Unit (ARU) proposing:

1. A rear yard setback of 5.10m (approx. 16.73ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback of 7.50m (approx. 24.61ft) in this instance;
2. A rear yard setback to the roof overhang of 4.62m (approx. 15.16ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback to the roof overhang of 7.05m (approx. 23.13ft) in this instance;
3. A dwelling depth of 26.36m (approx. 86.48ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00m (approx. 65.62ft) in this instance;
4. A lot coverage of 36.59% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% in this instance;
5. A rear yard setback to the window well of 4.62m (approx. 15.16ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback to the window well of 6.30m (approx. 20.67ft) in this instance; and
6. A rear yard setback to the steps of 4.63m (approx. 15.19ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback to the steps of 6.90m (approx. 22.64ft) in this instance.

The Committee has set **Thursday, July 17, 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

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

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

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



Your comments are collected under the legal authority of the Planning Act R.S.O. 1990, Chapter c.P.13, as amended. Your comments 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: 2025-07-10	File(s): A48.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:7/17/2025 1:00:00 PM

Consolidated Recommendation

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

Application Details

The applicant requests the Committee to approve a minor variance to allow an attached Additional Residential Unit (ARU) proposing:

1. A rear yard setback of 5.10m (approx. 16.73ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback of 7.50m (approx. 24.61ft) in this instance;
2. A rear yard setback to the roof overhang of 4.62m (approx. 15.16ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback to the roof overhang of 7.05m (approx. 23.13ft) in this instance;
3. A dwelling depth of 26.36m (approx. 86.48ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00m (approx. 65.62ft) in this instance;
4. A lot coverage of 36.59% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% in this instance;
5. A rear yard setback to the window well of 4.62m (approx. 15.16ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback to the window well of 6.30m (approx. 20.67ft) in this instance; and
6. A rear yard setback to the steps of 4.63m (approx. 15.19ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback to the steps of 6.90m (approx. 22.64ft) in this instance.

Background

Property Address: 2643 Inlake Crt

Mississauga Official Plan

Character Area: Meadowvale Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

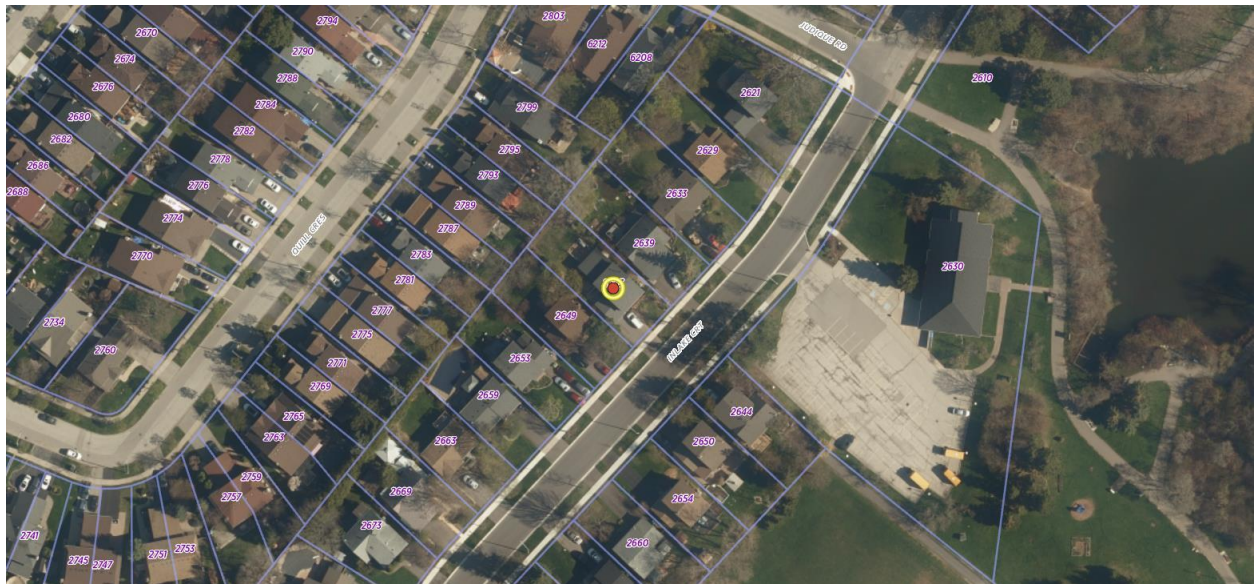
Zoning: R3-Residential

Other Applications: BP 9 NEW 24-5165

Site and Area Context

The subject property is located north-east of the Britannia Road West and Winston Churchill Boulevard intersection in the Meadowvale neighbourhood. It currently contains a two-storey detached dwelling with limited vegetation and landscaping elements in the front yard. The property has an approximate lot area of +/- 612.98m² (2011.9ft²). The surrounding area is comprised entirely of detached residential dwellings with minimal vegetation and landscape elements in the front yards.

The applicant is proposing to construct an Additional Residential Unit (ARU) attached to the principle dwelling requiring variances for rear yard setbacks 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 application previously came before the Committee of Adjustment on March 20th, 2025. The application was deferred to allow the applicant an opportunity to complete a fulsome zoning review to ensure the correct variances were captured. The applicant worked with zoning staff to submit the required materials and accurately captured the required variances. Through the review process, two additional variances related to rear yard window well setback and a dwelling depth were identified although the design of the dwelling was not altered.

Variance #3 requests an increased dwelling depth. The intent of this provision is to minimize the impacts of massing impacts resulting of long walls along neighbouring lots. Staff note that the existing dwelling meets the zoning by-law, however the proposed attached ARU is triggering the depth variance. Staff note that although it is an attached ARU, it is only attached to a small portion of the dwelling at the rear. Through an internal conversation with Zoning staff, it was confirmed that the depth variance was only identified in the deferred application due to a change in regulations which resulted in a rezoning of site to RL. Staff are satisfied that the additional depth as the side wall of the dwelling incorporate architectural features such windows and a wall break from the main dwelling to the attached ARU, minimizing any impacts from the additional length. Staff are satisfied that the general intent and purpose of the Zoning By-law is maintained.

Variance #4 proposes a reduction in the rear yard setback to the window well of the proposed ARU. The general intent of this portion of the by-law is to ensure an adequate buffer exists between the massing of structures on adjoining properties, that maintenance can be performed on the structures and that appropriate drainage can be maintained. Staff note that should the rear yard setback for the ARU be approved, the window well would be permitted to encroach 0.60m as of right into the rear yard. Staff note that the proposed setback in combination with the addition, being limited to one storey in height, mitigates any privacy and overlook concerns

While the variances previously proposed have been slightly altered through this review process, the overall impact of the variances remains unchanged. Staff note that the recent adjustments are technical in nature and do not alter the intent or impact of the proposal. As there are minimal changes in the proposal, staff comments pertaining to variances #1-3, 6 remain the same. Staff are of the opinion that the application is appropriate to be handled through the minor variance process and further that the application raises no concerns of a planning nature.

Comments Prepared by: Sara Ukaj, Associate 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 attached Additional Residential Unit (ARU) will be addressed through the Building Permit application BP 9 NEW 24-5165.







Comments Prepared by: Tony Iacobucci, Development Engineering

Appendix 2 – Zoning Comments

The Building Division is processing Building Permit application 24-5165. Based on the review of the information available in this application, the requested variance(s) is/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: Andrew Wemekamp. Zoning Plans Examiner.

Appendix 3 – Parks, Forestry & Environment

Forestry Comments

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

City Department and Agency Comments	File:A48.25	2025/07/10	7
-------------------------------------	-------------	------------	---

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