
Committee of Adjustment

Date: July 24, 2025
Time: 1:00 PM
Location: Council Chambers, Civic Centre, 2nd Floor
300 City Centre Drive, Mississauga, Ontario, L5B 3C1
and Online Video Conference

Members

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

Contacts

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

Natalia Joffre, Committee of Adjustment Coordinator, Legislative Services
905-615-3200 ext.5507 or 8696
natalia.joffreanez@mississauga.ca

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

Send written submissions or request notification of future meetings to:

Secretary-Treasurer, Committee of Adjustment, Office of the City Clerk, Attn: Committee of Adjustment Coordinators – 2nd Floor 300 City Centre Drive, Mississauga, ON, L5B 3C1 or
Email: committee.adjustment@mississauga.ca. Written submissions must be received by the Friday prior to the hearing.

Requests to speak:

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

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

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1. CALL TO ORDER
 2. DECLARATION OF CONFLICT OF INTEREST
 3. DEFERRALS OR WITHDRAWALS
 4. MATTERS TO BE CONSIDERED
 - 4.1 B19.25 A212.25A213.25
893 Seventh St (Ward 1)
 - 4.2 B20.25 B21.25
1253 Melton Dr (Ward 1)
 - 4.3 B22.25 A221.25
30 Bristol Rd E (Ward 5)
 - 4.4 A148.25
1741 Branchwood Park (Ward 3)
 - 4.5 A194.25
4472 Credit Pointe Dr (Ward 6)
 - 4.6 A207.25
7737 Priory Cres (Ward 5)
 - 4.7 A209.25
1045 Cherriebell Rd (Ward 1)
 - 4.8 A216.25
975 Meyerside Dr (Ward 5)
 - 4.9 A217.25
1208 Sherwood Mills Blvd (Ward 6)
 - 4.10 A218.25
801 Dundas St E, Units E2 & E3 (Ward 3)
 - 4.11 A220.25
2286 Springfield Crt (Ward 2)
 - 4.12 A223.25
2240 Argentia Rd, Unit 102 (Ward 9)

4.13 A224.25
2556 Meadowpine Blvd (Ward 9)

4.14 A104.25
1381 Victor Ave (Ward 1)

4.15 A106.25
1375 Victor Ave (Ward 1)

5. **OTHER BUSINESS**

6. **ADJOURNMENT**



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: B19.25 A212.25 A213.25
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 893 Seventh St, zoned RL - Residential, has applied for consent under Section 53 and minor variance(s) under Section 45 of the Planning Act. B19.25

The applicant requests the consent of the Committee to sever a parcel of land to create a new lot. The parcel of land has a frontage of approximately 6.095m (approx. 20.00ft) and an area of approximately 185.10sq m (approx. 1992.40sq ft).

A212.25

The applicant requests the Committee to approve a minor variance for the severed lands of B19.25 proposing:

1. A minimum lot frontage of 6.095m (approx. 20.00ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 9.00m (approx. 29.53ft) in this instance;
2. A minimum lot area of 185.10sq m (approx. 1992.40sq ft) whereas By-law 0225-2007, as amended, requires a minimum lot area of 340.00sq m (approx. 3659.73sq ft) in this instance;
3. A minimum interior side yard setback of 1.20m (approx. 3.94ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 1.80m (approx. 5.91ft) in this instance; and
4. A maximum lot coverage of 42.5% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35% in this instance.

A213.25

The applicant requests the Committee to approve a minor variance for the retained lands of B19.25 proposing:

1. A minimum lot frontage of 6.095m (approx. 20.00ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 9.00m (approx. 29.53ft) in this instance;
2. A minimum lot area of 185.10sq m (approx. 1992.40sq ft) whereas By-law 0225-2007, as amended, requires a minimum lot area of 340.00sq m (approx. 3659.73sq ft) in this instance;
3. A minimum interior side yard setback of 1.20m (approx. 3.94ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 1.80m (approx. 5.91ft) in this instance; and
4. A maximum lot coverage of 42.5% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35% in this instance.

The Committee has set **Thursday, July 24, 2025 at 1:00 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

How to participate:

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

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

an attachment) via email to committee.adjustment@mississauga.ca by 4:30 PM on the Friday prior to the hearing. If you have connection issues on the hearing date, please email virtualmeeting.help@mississauga.ca.

- **By telephone:** Advance registration is required to speak virtually at the hearing. To register, please call 905-615-3200 x5507 by 4:30 PM on the Friday prior to the hearing. You must provide your name, phone number, and the application file number. Committee staff will provide you with call in details prior to the start of the hearing.
- **Submit a written comment:** Written comments to the Committee must be received no later than 4:30 p.m. on the Friday prior to the hearing. Submissions are accepted by email at committee.adjustment@mississauga.ca or by mailing the Committee of Adjustment, 300 City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. Please include your name, your address, and the 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 Department and Agency Comments	File: B19.25 A212.25 A213.25	2025/07/17	1
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Date Finalized: 2025-07-17 To: Committee of Adjustment From: Committee of Adjustment Coordinator	File(s): B19.25 A212.25 A213.25
	Meeting date: 7/24/2025 1:00:00 PM

Consolidated Recommendation

The City recommends that the application be refused.

Application Details

B19.25

The applicant requests the consent of the Committee to sever a parcel of land to create a new lot. The parcel of land has a frontage of approximately 6.095m (approx. 20.00ft) and an area of approximately 185.10sq m (approx. 1992.40sq ft).

A212.25

The applicant requests the Committee to approve a minor variance for the severed lands of B19.25 proposing:

1. A minimum lot frontage of 6.095m (approx. 20.00ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 9.00m (approx. 29.53ft) in this instance;
2. A minimum lot area of 185.10sq m (approx. 1992.40sq ft) whereas By-law 0225-2007, as amended, requires a minimum lot area of 340.00sq m (approx. 3659.73sq ft) in this instance;
3. A minimum interior side yard setback of 1.20m (approx. 3.94ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 1.80m (approx. 5.91ft) in this instance; and
4. A maximum lot coverage of 42.5% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35% in this instance.

A213.25

The applicant requests the Committee to approve a minor variance for the retained lands of B19.25 proposing:

1. A minimum lot frontage of 6.095m (approx. 20.00ft) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 9.00m (approx. 29.53ft) in this instance;
2. A minimum lot area of 185.10sq m (approx. 1992.40sq ft) whereas By-law 0225-2007, as

amended, requires a minimum lot area of 340.00sq m (approx. 3659.73sq ft) in this instance;

3. A minimum interior side yard setback of 1.20m (approx. 3.94ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 1.80m (approx. 5.91ft) in this instance; and

4. A maximum lot coverage of 42.5% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35% in this instance.

Recommended Conditions and/or Terms of consent

- Appendix A – Conditions of Provisional Consent
- The variance application approved under File(s) "[Enter file #]" must be finalized
- "[Enter terms and conditions here]"

Recommended Conditions and/or Terms of minor variance

- Variance(s) approved under file(s) "[Enter file #]" shall lapse if the consent application under file "[Enter file #]" is not finalized within the time prescribed by legislation.
- "[Enter terms and conditions here]"

Background

Property Address: 893 Seventh St

Mississauga Official Plan

Character Area: Lakeview Neighborhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: RL - Residential

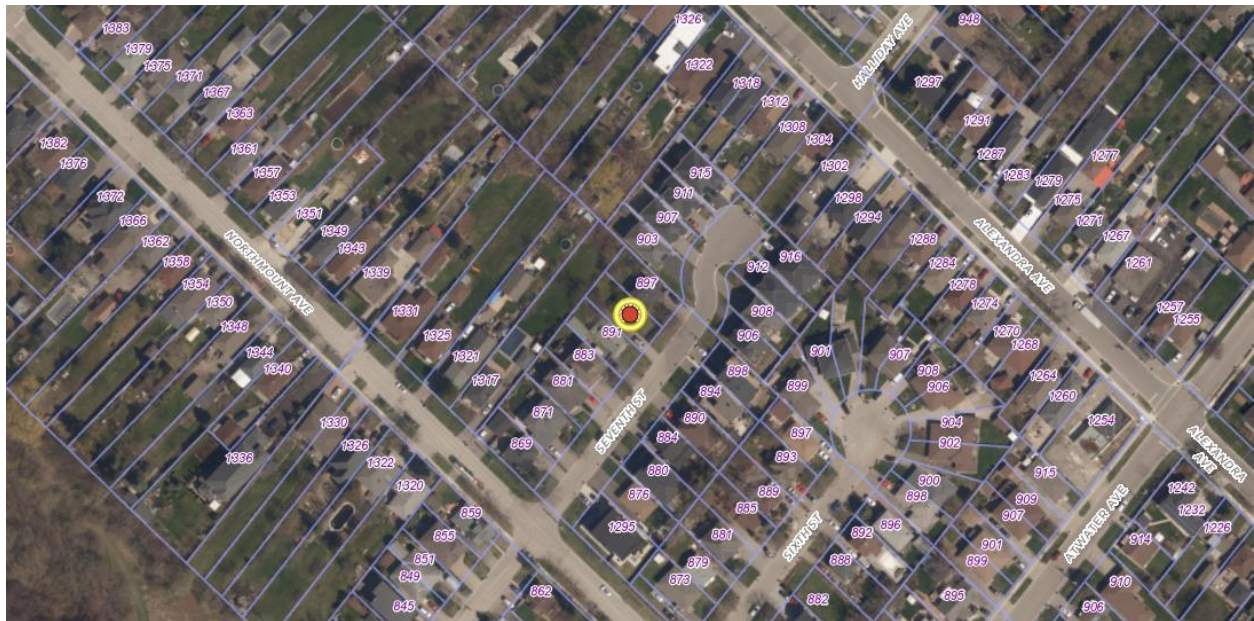
Other Applications: None

Site and Area Context

The subject property is located north-east of the Atwater Avenue and Northmount Avenue intersection in the Lakeview Neighbourhood Character Area. It is an interior lot containing a one-storey detached dwelling. The subject property has an approximate lot area of +/- 369m²

(3971ft²) and a lot frontage of +/- 12.1m (39.6ft). Mature landscaping elements are present in the front yard. The surrounding context is predominantly residential, primarily consisting of detached dwellings.

The applicant proposes a severance of the existing lot to create two new residential lots for the facilitation of 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.

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

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

The subject property is located in the Lakeview Neighbourhood Character Area and is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits detached, semi-detached, duplex, triplexes, street townhouses and other forms of low-rise dwellings with individual frontages.

As noted above, 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 identified in the local legislation. Planning staff are of the opinion that the consent application does not align with the criteria outlined in Subsections 51(24)(c), (d) and (f) of the Planning Act. These subsections pertain to conformity with adjacent plans of subdivision, the suitability of land, the dimensions and configurations of the proposed lots. Section 9.2.2.3 of the MOP states that while new development need not mirror existing development, new development in Neighbourhoods will respect the existing lotting pattern.

The proposal is to sever the property into two to facilitate a pair of semi-detached dwellings, requiring variances for lot area, lot frontage and setbacks.

City Council passed By-law 0048-2025 on April 2nd, 2025, amending City of Mississauga Zoning By-law 0225-2007, to permit semi-detached dwellings to be built in residential areas that have historically been limited to detached dwellings; and to update the lot requirements to allow for smaller lots. Additionally, the by-law introduced amendments that 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. The revised standards reduced the current standards to accommodate more gentle infill in an effort to meet City housing goals.

The subject property falls under the RL zone. Staff are of the opinion that the proposed lot configurations and dimensions fail to align with the established and the envisioned lot patterns in the neighbourhood. They are significantly undersized in comparison to the neighboring lots as well as the new zoning standards. Staff highlight that the proposed lots do not meet the minimum requirements stipulated in the zoning by-law for both the lot area and lot frontage for Residential Large Lot zones. Staff are of the opinion that the proposed lots will not adequately accommodate the proposed semi-detached dwellings in this instance. Additionally, staff note that the proposed lots not only fail to meet the requirements under the RL zone, they also do not conform to the RS zone regulations, which are considerably less restrictive. As such, while semi-detached dwellings are permitted as of right, the lots need to be adequate in size. Staff are of the opinion that the proposal does not meet the general standards for typical semi-detached dwellings envisioned across the City, determined under the new by-law.

Given the above, Planning staff are of the opinion that the criteria of Section 51(24) of the Planning Act are not met. Furthermore, Planning staff are of the opinion that the proposal does not represent appropriate development of the subject property and do not maintain the general intent of the official plan. Staff therefore recommend that the application be refused.

Comments Prepared by: Shivani Chopra, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

We are noting that any Transportation and Works Department concerns/requirements for this property will be addressed under Consent Application 'B' 19/25.

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.

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 storm sewer outlet for this site is the existing 375mm storm sewer on Seventh Street. The applicant is encouraged to design the basement elevation 1 metre above the obvert of the storm sewer on the street to eliminate the need for a sump pump.

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

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.

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

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

Comments Prepared by: Carrie Chan Patch, Zoning Examiner

Appendix 3 – Parks, Forestry & Environment

Park Planning Comments

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

1. Prior to the issuance of building permits, cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O. 1990, c.P. 13, as amended) and in accordance with the City's policies and by-laws.

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

Comments Prepared by: Nicholas Rocchetti, Planner

Forestry Comments

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

1. The applicant shall provide a cash contribution of \$875.41 for the planting of one (1) street tree on Seventh Street. This figure is subject to the most recent Fees and Charges By-law at the time of payment and is therefore subject to change.

In addition, Community Services notes the following:

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

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

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

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

Comments Prepared by: Jamie Meston, Landscape Technician

Appendix 4 – Region of Peel Comments

Development Engineering: Sabrina Martins (sabrina.martins@peelregion.ca) | (905) 791- 7800 x3094

Comments:

- Please note that severing the lands may adversely affect the existing location of the water and sanitary sewer services, if any exist. The result of this may require the applicant to install new water/sanitary servicing connections to either the severed or retained lands in compliance with the Ontario Building Code. The applicant may require the creation of private water/sanitary sewer servicing easements.
- 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/>
- 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 may be required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections at (905) 791-7800 x7973 or by email at servicingconnections@peelregion.ca.

Conditions:

- Arrangements satisfactory to the Region of Peel, Public Works Department shall be made with respect to servicing the severed and retained parcels.

Comments Prepared by: Petrele Francois, Junior Planner

Appendix A – Conditions of Provisional Consent

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

1. Approval of the draft reference plan(s), as applicable, shall be obtained at the Committee of Adjustment office, and; the required number of prints of the resultant deposited reference plan(s) shall be received.
2. An application amendment letter shall be received from the applicant or authorized agent confirming that the conveyed land shall be together with and/or subject to services easement(s) and/or right(s)-of-way, if necessary, in a location and width as determined by the Secretary-Treasurer based on written advice from the agencies having jurisdiction for any service or right for which the easement or right-of-way is required; alternatively, a letter shall be received from the applicant or authorized agent confirming that no services easement(s) and/or right(s)-of-way, are necessary.
3. A letter shall be received from the City of Mississauga, Manager of Zoning Plan Examination, indicating that the conveyed land and retained lands comply with the provisions of the Zoning By-law, or alternatively; that any variances are approved by the appropriate authorities and that such approval is final and binding. ("A" 212/25 and ("A" 213/25)
4. A letter shall be received from the City of Mississauga, Transportation and Works Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated July 17, 2025.
5. A letter shall be received from the City of Mississauga, Park Planning, Community Services Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated July 17, 2025.
6. A letter shall be received from the City of Mississauga, Forestry, Community Services Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated July 17, 2025.
7. A letter shall be received from the Region of Peel, Development Services/Public Works, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated July 17, 2025.



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: B20.25 B21.25

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 1253 Melton Dr, zoned RL - Residential, has applied for Consent under Section 53 of the Planning Act.

B20.25

The applicant requests the consent of the Committee to sever a parcel of land to create a new lot. The parcel of land has a frontage of approximately 15.00m (approx. 49.21ft) and an area of approximately 677.39sq m (approx. 7,291.37sq ft).

B21.25

The applicant requests the consent of the Committee to sever a parcel of land to create a new lot. The parcel of land has a frontage of approximately 15.00m (approx. 49.21ft) and an area of approximately 672.49sq m (approx. 7,238.62sq ft).

The Committee has set **Thursday, July 24, 2025 at 1:00 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown.

How to participate:

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

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Additional Information:

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

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

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Committee of Adjustment via email at committee.adjustment@mississauga.ca or by mailing the Committee of Adjustment, 300 City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. This will also entitle you to be advised of any Ontario Land Tribunal (OLT) appeals.

Committee of Adjustment Appeal Process:

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Legal notice:

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City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-07-17	File(s): B20.25 B21.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 7/24/2025 1:00:00 PM

Consolidated Recommendation

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

Application Details

B20.25

The applicant requests the consent of the Committee to sever a parcel of land to create a new lot. The parcel of land has a frontage of approximately 15.00m (approx. 49.21ft) and an area of approximately 677.39sq m (approx. 7,291.37sq ft).

B21.25

The applicant requests the consent of the Committee to sever a parcel of land to create a new lot. The parcel of land has a frontage of approximately 15.00m (approx. 49.21ft) and an area of approximately 672.49sq m (approx. 7,238.62sq ft).

Recommended Conditions and/or Terms

- Appendix A – Conditions of Provisional Consent

Background

Property Address: 1253 Melton Dr

Mississauga Official Plan

Character Area: Lakeview Neighbourhood

Designation: Residential Low Density I

Zoning By-law 0225-2007

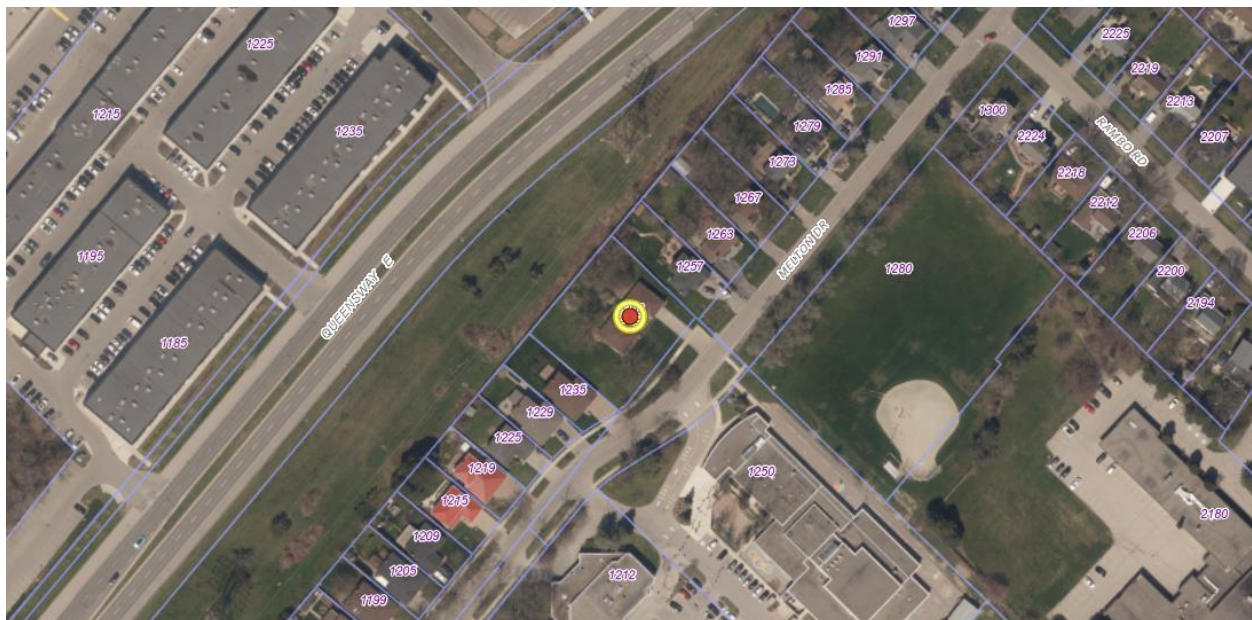
Zoning: RL - Residential

Other Applications: None

Site and Area Context

The subject property is located south-west of the Queensway East and Dixie Road intersection in the Lakeview neighbourhood. It has an approximate lot frontage of 45.72m (150ft) and an approximate lot area of +/- 2,105.21m² (22660.29ft²), which is larger than most lots in the surrounding context. Significant mature vegetation is present throughout the property. The surrounding area context is predominantly residential, consisting of detached dwellings on lots of varying sizes. St. Edmund Elementary School is directly across the subject property. The subject property contains a one storey detached dwelling.

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



Comments

Planning

Provincial Matters

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

Planning Act

Section 51 (24) of the *Planning Act* sets out the criteria for land division in the Province of Ontario. In evaluating such requests, the Committee needs to be satisfied that the proposal meets not only the criteria set out under Section 51(24), but also municipal requirements identify in local legislation.

Staff comments concerning the application are as follows:

The subject property is located in the Lakeview Neighbourhood Character Area and is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan (MOP). The Residential Low Density I designation permits only detached, semi-detached and duplex dwellings.

The applicant is proposing to sever the subject property into three new lots for the purpose of constructing detached dwellings.

As per Section 16.1.2.1, to preserve the character of lands designated Residential Low Density I and Residential Low Density II, the minimum frontage and area of new lots will be evaluated in the context of the existing lot pattern in the surrounding area. Furthermore, Section 5.3.5 (Neighbourhoods) states that neighbourhoods are not meant to remain static, however, when new development occurs, it should be sensitive to the neighbourhoods existing and planned character. The proposed severance represents sensitive intensification that is compatible with the area due to the lot sizes and frontages within the existing neighbourhood fabric. The immediate area consists of lots that have frontages of approximately 17m (55ft). The proposed lots are generally in line with the existing and planned character of the area. Recognizing that intensification does not have to mirror existing development, the proposed severance is sensitive to the existing and planned character of the neighbourhood and will not result in significant adverse impacts to the community. The proposed lots meet the frontage and area requirements under the zoning by-law, remaining consistent with the lots generally envisioned for the area.

Staff are of the opinion that the application conforms to Section 51(24) of the Planning Act, more specifically that the application conforms to the official plan and is suitable for the purpose of developing three lots.

Appendices

Appendix 1 – Transportation and Works Comments

This Department has reviewed the application and advise that there is a City of Mississauga Storm Sewer easement located along the most easterly side of the lands. The applicant is advised that the dwelling proposed on the most eastern lot will be restricted to not be within the limits of the 3.0m easement. Please see the attached for clarification of the location of the easement.

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.

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 storm sewer outlet for this site is the existing 375mm storm sewer on Melton Drive. The applicant is encouraged to design the basement elevation 1 metre above the obvert of the storm sewer on the street to eliminate the need for a sump pump.

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

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: Carrie Chan Patch, Zoning Examiner

Appendix 3 – Region of Peel Comments

Development Engineering: Sabrina Martins (sabrina.martins@peelregion.ca) | (905) 791- 7800 x3094

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.
- The applicant is required to adhere to Region of Peel Watermain design criteria standard 4.3, that all hydrants near driveways shall have a minimum of 1.25m clearance from the projected garage or edge of driveway, whichever is greater. If the hydrant needs to be adjusted and/or relocated, please contact Servicing Connections at (905) 791-7800 x7993 or by email servicingconnections@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.
- 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/>

Conditions:

- Arrangements satisfactory to the Region of Peel, Public Works Department shall be made with respect to servicing the severed and retained parcels.
"[Enter Region of Peel comments]"

Comments Prepared by: Petrele Francois, Junior Planner

Appendix A – Conditions of Provisional Consent

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

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



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: B22.25 A221.25
Ward: 5

In Person and Virtual Public Hearing

Why you received this letter:

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

Details of the application and meeting information:

The property owner of 30 Bristol Rd E, zoned H-RA5-56, has applied for consent under Section 53 and minor variance(s) under Section 45 of the Planning Act.

B22.25

The applicant requests the consent of the Committee to sever a parcel of land to create a new lot. The parcel of land has a frontage of approximately 38.00m (approx. 49.21ft) and an area of approximately 0.37ha (approx. 0.91ac).

A221.25

The applicant requests the Committee to approve a minor variance proposing all lands zoned HRA5-56 to be treated as one lot for Zoning purposes whereas By-law 0225-2007, as amended, does not allow all lands zoned HRA5-56 to be treated as one lot for Zoning purposes in this instance.

The Committee has set **Thursday, July 24, 2025 at 1:00 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

How to participate:

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

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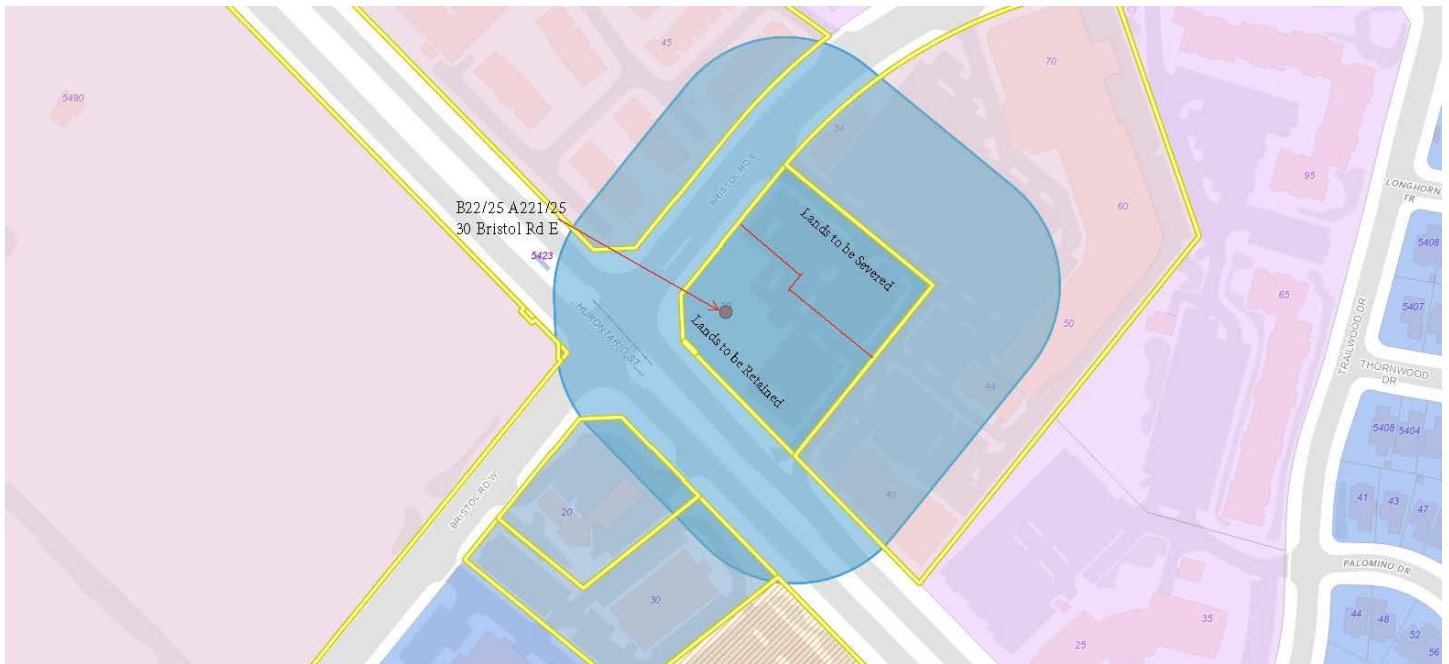
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City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-07-17	File(s): B22.25 A221.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 7/24/2025 1:00:00 PM

Consolidated Recommendation

The City has no objections to the consent and associated minor variance application, subject to the conditions.

Application Details

B22.25

The applicant requests the consent of the Committee to sever a parcel of land to create a new lot. The parcel of land has a frontage of approximately 38.00m (approx. 49.21ft) and an area of approximately 0.37ha (approx. 0.91ac).

A221.25

The applicant requests the Committee to approve a minor variance proposing all lands zoned HRA5-56 to be treated as one lot for Zoning purposes whereas By-law 0225-2007, as amended, does not allow all lands zoned HRA5-56 to be treated as one lot for Zoning purposes in this instance.

Recommended Conditions and/or Terms of consent

- Appendix A – Conditions of Provisional Consent
- The variance application approved under File(s) "A221.25" must be finalized
- Should Committee see merit in the applicant's request Transportation & Works staff are providing the following conditions/requirements for Committee's consideration:

A. Items Required Prior to the Issuance of Final Consent

- 1. Solicitor Letter Addressing Easement(s)

If any private easements are required to support the two proposed condominium towers, the applicant/owner will be required to provide a 43R-Plan and letter/schedule prepared by the applicant's solicitor which would specifically describe any new private easement(s) to be established. It should also be noted that any documentation received will be forwarded as an attachment with our clearance memo to the Committee of Adjustment Office in order that any new proposed private easement(s) can be identified and be incorporated into the Certificate of Secretary-Treasurer.

- 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. Certification of Re-located Services in favour of Abutting Lands

Under the previous 'B' 2/19 application private easements were established over the subject lands (30 Bristol Road East) in favour of the abutting plaza. It is our understanding from a brief conversation with the applicant that these services have been relocated within the plaza lands. In this regard we would request that the applicant's Consulting Engineer (P. Eng.) certify in writing that any services in favour of the existing plaza which were located within 30 Bristol Road East lands have been relocated.

- 4. Proposed Access Bulb Encroaching into Severed Lands (Easterly Portion)

The Consent Sketch submitted depicts the access bulb for the proposed development encroaching into the limits of the severed lands (easterly portion). In this regard it would be suggested that modifications be made to the location of the bulb, or alternatively a temporary easement could be established to address same.

Recommended Conditions and/or Terms of minor variance

- Variance(s) approved under file(s) "A221.25" shall lapse if the consent application under file "B22.25" is not finalized within the time prescribed by legislation.

Background

Property Address: 30 Bristol Rd E

Mississauga Official Plan

Character Area: Hurontario Neighbourhood
Designation: Residential High Density

Zoning By-law 0225-2007

Zoning: H-RA5-56 - Residential

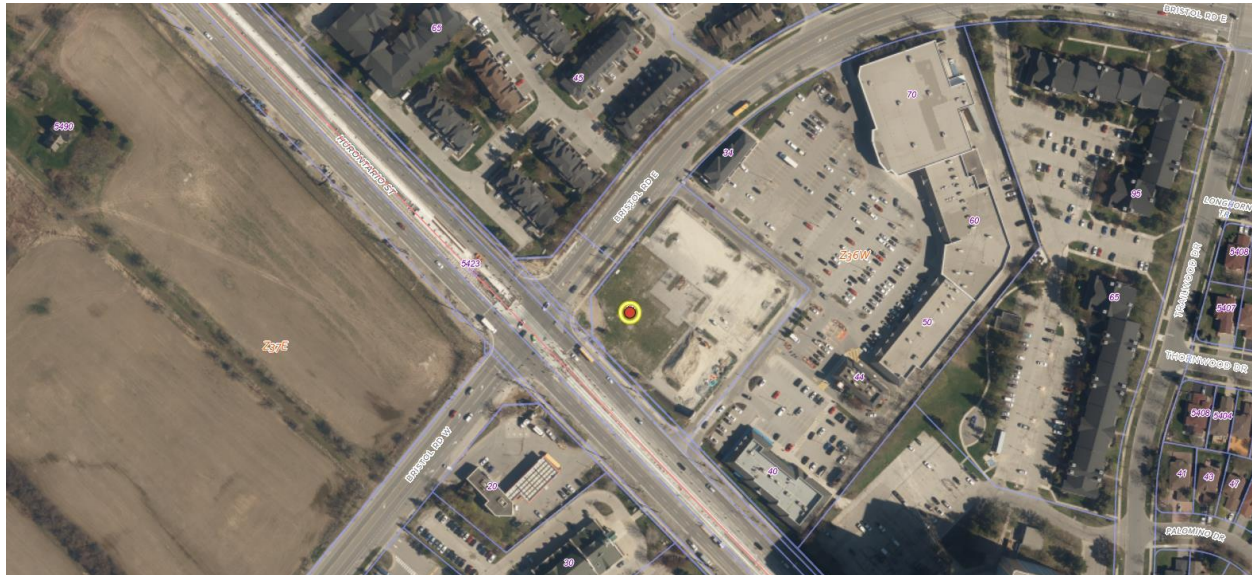
Other Applications: H-OZ 22-8 & SP 20-28

Site and Area Context

The subject property is located at the south-east corner of the Hurontario Street and Bristol Road East intersection in the Hurontario Neighbourhood Character Area. The site is currently vacant and contains a surface parking lot with landscaping materials located along the Hurontario Street and Bristol Road East frontages.

Planning staff note a previous development application (OZ 19-04) was approved in 2021 for two residential towers with heights of 23 and 17 storeys connected by a 6-storey podium. There will be a total of 577 residential units and approximately 1,187m² of non-residential gross floor area provided along the Hurontario Street frontage. The proposed severance aims to facilitate the phasing of the development for financial and construction purposes. The phasing will facilitate partial construction of the site, with Phase 1 being the westerly portion. A concurrent site plan and holding provision application are currently under review by the City.

The applicant is proposing to construct two residential towers connected by a 6-storey podium on the subject property requiring a consent for a new lot and a variance for the subject property that would allow the two lots to be treated as one lot for zoning purposes. Both the consent and minor variance applications are required to facilitate the applicant's phased development approach.



Comments

Planning

Provincial Matters

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

Planning Act

Section 51 (24) of the *Planning Act* sets out the criteria for land division in the Province of Ontario. In evaluating such requests, the Committee needs to be satisfied that the proposal meets not only the criteria set out under Section 51(24), but also municipal requirements identify in local legislation.

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

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

The applicant is proposing to sever the parcel into two lots to facilitate the phasing of the development and partial construction of the site. Phase 1 of the development, being the retained lands, is located on the west side of the lot and represents 0.50ha (1.24ac) of the existing parcel.

The severed lands, being the lands on the east side of the subject property (Phase 2), has a remaining lot area of 0.37ha (0.91ac).

The subject property is located in the Hurontario Neighbourhood Character Area and is designated Residential High Density in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits apartment dwellings. Planning staff further note the subject property is identified as Special Site 2 in the Hurontario Neighbourhood MOP policies. The Special Site policies permit two apartment buildings with maximum heights of 18 and 24 storeys in height and a commercial school as an accessory use to the residential use. Development Planning staff are currently reviewing both site plan and holding provision applications on the subject property.

As noted above, 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 identified in the local legislation.

Planning staff are of the opinion that the proposed consent application aligns with the criteria outlined in Subsections 51(24)(b), (c), (f) and (i) of the *Planning Act*. These subsections pertain to whether the proposed severance is premature, conformity with the official plan, dimensions and configurations of the proposed lots and adequacy of utilities and municipal services.

Staff are satisfied that the proposed severance is appropriate to facilitate the residential uses envisioned in the official plan and that the proposal will not negatively impact the area's lot fabric. Staff are satisfied that the application is consistent with the official plan as the severed lots and retained lands will provide for adequately size lots for the proposed future buildings on the proposed lots. No minor variances are required for lot sizes or frontage.

Additionally, Development Planning & Transportation and Work's staff had initial concerns regarding the water and sanitary extensions to the subject property as well as the relocation of private servicing easements for the multi-tenant commercial plaza on the abutting property to the east and south. However, the Region of Peel has confirmed that the water and sanitary extensions that exist and are proposed for the development are sufficient from the Region's lens. Further, City staff confirmed that the additional technical requirements associated with the existing and proposed municipal and regional infrastructure would be secured through the lifting of the holding provision. Also, through correspondence with the applicant, Transportation and Works staff learned that the private internal works have been relocated outside the site limits for the proposed severed and retained parcels. This ensures adequate utilities and municipal servicing is available for both the proposed development and existing multi-tenant commercial plaza.

As such, Planning staff are satisfied with the severance regarding the criteria set out in Section 51(24) of the *Planning Act*. The site is adequately prepared for development, it is appropriately serviced, provides adequate utilities and municipal services and is suitable for the planned use of the property.

The sole variance requests the site, including both the retained and severed parcels, to be treated as one lot for zoning purposes. The variance is required due to the proposed severance and phasing of the development and to avoid any zoning inconformity issues related to the severance. Staff note the site-specific zoning developed for the site sought to regulate the entirety of the existing parcel, as phasing was not envisioned at the time. The applicant has indicated there will not be any material changes or deviations from the proposal approved under the official plan and zoning amendment applications (OZ 19-4). Planning staff are of the opinion that the variance is technical and is triggered due to the proposed phasing of the development. Staff are satisfied that Phase 1 of the development will be able to function independently, confirmed through the amendments to the site plan application and correspondence between the applicant and Development Planning staff. Additionally, the proposed variance will permit the properties to function as a cohesive development and do not fundamentally change the intended design or functionality of the site.

Planning staff are of the opinion that the requested variance represents a minor change that has already been reviewed in consultation with Development Planning staff. Further, staff have no objections to the proposed variance as it meets the general intent and purpose of the official plan and zoning by-law, is minor in nature and results in orderly development of the subject property.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

Information submitted with this application indicates that the intent is to facilitate phasing and partial construction of the site with the Phase 1 lands (retained portion) being the westerly half of the site fronting onto Hurontario Street.

We note that the city is currently reviewing a Site Plan application (SP-20/028) and a H-OZ 22-8 application for the entire parcel of a mixed-use development including a 23 and 17 storey building and podium. It is our understanding that access easements were established through a previous Consent Application, File 'B' 2/19 with the surrounding commercial plaza for access to both Hurontario Street and Bristol Road East.

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. Solicitor Letter Addressing Easement(s)

If any private easements are required to support the two proposed condominium towers, the applicant/owner will be required to provide a 43R-Plan and letter/schedule prepared by the applicant's solicitor which would specifically describe any new private easement(s) to be established. It should also be noted that any documentation received will be forwarded as an attachment with our clearance memo to the Committee of Adjustment Office in order that any new proposed private easement(s) can be identified and be incorporated into the Certificate of Secretary-Treasurer.

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. Certification of Re-located Services in favour of Abutting Lands

Under the previous 'B' 2/19 application private easements were established over the subject lands (30 Bristol Road East) in favour of the abutting plaza. It is our understanding from a brief conversation with the applicant that these services have been relocated within the plaza lands. In this regard we would request that the applicant's Consulting Engineer (P. Eng.) certify in writing that any services in favour of the existing plaza which were located within 30 Bristol Road East lands have been relocated.

4. Proposed Access Bulb Encroaching into Severed Lands (Easterly Portion)

The Consent Sketch submitted depicts the access bulb for the proposed development encroaching into the limits of the severed lands (easterly portion). In this regard it would be suggested that modifications be made to the location of the bulb, or alternatively a temporary easement could be established to address same.

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

B. GENERAL INFORMATION

1. Holding Prefix HRA-56 (By-law 0082-2021)

It should be acknowledged that any re-development of the subject lands will require the owner satisfying the conditions/requirements of the Holding Prefix HRA-56 which currently exists on the subject lands, this includes both the proposed severed and residual lands.

The Holding Prefix related to these lands includes the delivery of an executed Development Agreement in addition to the other requirements pertaining to the lifting of the Holding Prefix.

2. Site Plan Approval

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









Comments Prepared by: Tony Iacobucci, Development Engineering

Appendix 2 – Zoning Comments

The Building Department is currently processing a site plan application under file SP 20-28. Based on review of the information currently available for this site plan application, we advise that more information is required to verify the accuracy of the requested variance(s) or determine whether additional variance(s) will be required.

Please note that should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the site plan approval process, these comments may no longer be valid. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission procedure, separately through the site plan approval process in order to receive updated comments.

Comments Prepared by: RAMSEN HEDOO, PLANNER.

Appendix 3 – Region of Peel Comments

Development Engineering: Sabrina Martins (sabrina.martins@peelregion.ca)|(905) 791- 7800 x3094

Comments:

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

Comments Prepared by: Petrele Francois, Junior Planner

Appendix A – Conditions of Provisional Consent

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

1. Approval of the draft reference plan(s), as applicable, shall be obtained at the Committee of Adjustment office, and; the required number of prints of the resultant deposited reference plan(s) shall be received.
2. An application amendment letter shall be received from the applicant or authorized agent confirming that the conveyed land shall be together with and/or subject to services easement(s) and/or right(s)-of-way, if necessary, in a location and width as determined by the Secretary-Treasurer based on written advice from the agencies having jurisdiction for any service or right for which the easement or right-of-way is required; alternatively, a letter shall be received from the applicant or authorized agent confirming that no services easement(s) and/or right(s)-of-way, are necessary.
3. A letter shall be received from the City of Mississauga, Manager of Zoning Plan Examination, indicating that the conveyed land and retained lands comply with the provisions of the Zoning By-law, or alternatively; that any variances are approved by the appropriate authorities and that such approval is final and binding. ("A" 221/25)
4. A letter shall be received from the City of Mississauga, Transportation and Works Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated July 17, 2025.



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A148.25
Ward: 3

In Person and Virtual Public Hearing

Why you received this letter:

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

Details of the application and meeting information:

The property owner of 1741 Branchwood Park, 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 a new deck proposing a rear yard setback of 6.01m (approx. 19.72ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback of 7.50m (approx. 24.61ft) in this instance.

The Committee has set **Thursday, July 24, 2025 at 1:00 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

How to participate:

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

- **In person:** The hearing will be held in person at Mississauga Civic Centre, Council Chambers, 300 City Centre Drive, 2nd Floor. Advance registration is preferred if you wish to speak at the hearing in person. If you wish to make a presentation you must send your request to speak and your presentation (as an attachment) via email to committee.adjustment@mississauga.ca by 4:30 PM on the Friday prior to the hearing. A document projector will also be available, if preferred.
- **Electronically (computer, tablet or smartphone):** Advance registration is required to speak virtually at the hearing. If you wish to make a presentation at the hearing you must send your request to speak and your presentation material (as an attachment) via email to committee.adjustment@mississauga.ca by 4:30 PM on the Friday prior to the hearing. If you have connection issues on the hearing date, please email virtualmeeting.help@mississauga.ca.
- **By telephone:** Advance registration is required to speak virtually at the hearing. To register, please call 905-615-3200 x5507 by 4:30 PM on the Friday prior to the hearing. You must provide your name, phone number, and the application file number. Committee staff will provide you with call in details prior to the start of the hearing.
- **Submit a written comment:** Written comments to the Committee must be received no later than 4:30 p.m. on the Friday prior to the hearing. Submissions are accepted by email at committee.adjustment@mississauga.ca or by mailing the Committee of Adjustment, 300 City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. Please include your name, your address, and the 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: 2025-07-17	File(s): A148.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 7/24/2025 1:00:00 PM

Consolidated Recommendation

The city recommends that this application be deferred.

Application Details

The applicant requests the Committee to approve a minor variance to allow a new deck proposing a rear yard setback of 6.01m (approx. 19.72ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback of 7.50m (approx. 24.61ft) in this instance.

Background

Property Address: 1741 Branchwood Park

Mississauga Official Plan

Character Area: Rathwood Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

Zoning: R3 - Residential

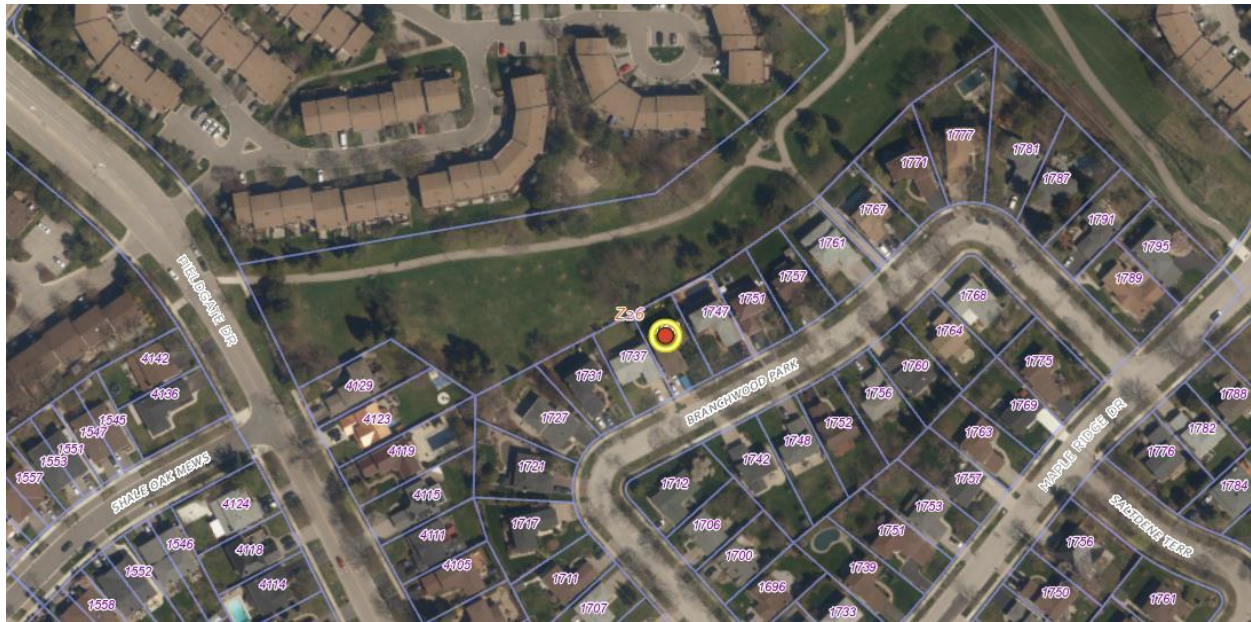
Other Applications: BP 25-5978

Site and Area Context

The subject property is located north-east of the Fieldgate Drive and Burnhamthorpe intersection in the Rathwood Neighbourhood Character Area. It is an interior lot containing a detached dwelling with an attached garage. Limited landscaping and vegetative elements are

present on the subject property. The surrounding area is exclusively residential, consisting of detached and semi-detached dwellings on similarly sized lots.

The applicant is proposing a rear yard addition requiring a variance for a rear 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 Rathburn Neighbourhood Character Area and is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan (MOP).

Planning staff still have no concerns with the proposed built form and proposed variance; however staff are recommending deferral in order for the applicant to go through a fulsome zoning review. Zoning staff have also indicated that additional information is required to verify the accuracy of the requested variances or determine whether additional variances will be required.

Comments Prepared by: Sara Ukaj, Planning Associate

Appendices

Appendix 1 – Transportation and Works Comments

We note that the Transportation and Works Department has no objections to the proposed deck as it will 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

The Building Department is processing Building Permit application 25-5978. Based on review of the information available in this application, we advise that more information is required in order to verify the accuracy of the requested variance(s) or determine whether additional variance(s) will be required. The applicant hasn't provided Zoning with any requested information, with only one review cycle to date being complete. Applicant risks missing possible minor variances. More information is needed to confirm any and/or all minor variances.

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

Comments Prepared by: Andrew Wemekamp, Zoning Plans Examiner.

Appendix 3 – Parks, Forestry & Environment

Park Planning Comments

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

The lands to the rear of the property are owned by the City of Mississauga, identified as Shaver Trail (P-239) classified as a Significant Natural Area within the City's Natural Heritage System, and zoned G1. Section 6.3.24 of the Mississauga Official Plan states that the Natural Heritage System will be protected, enhanced, restored and expanded through the following measures:

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

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

1. Construction access from the adjacent park/greenlands is not permitted.
2. If access is required to City owned lands, a Consent to Enter Agreement/Park Access Permit will be required.
3. Stockpiling of construction materials and encroachment in the adjacent park/greenlands is not permitted.

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

Comments Prepared by: Nicholas Rocchetti, Planner

Forestry Comments

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

1. No public trees shall be injured or removed. If public tree injury or removal is required, a permit must be issued as per By-law 0020-2022.
2. No private trees shall be injured or removed. If a private tree with a diameter of 15 centimetres or greater on private property is to be injured or destroyed, a permit must be issued as per By-law 0021-2022.

3. Please note if a tree is identified as a shared tree with the adjacent property owner, and the applicant intends to apply for a Tree Removal Permit, written consent must be obtained by both parties.

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

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

Comments Prepared by: Jamie Meston, Landscape Technician

Appendix 4 – Region of Peel Comments

Development Engineering: Sabrina Martins (sabrina.martins@peelregion.ca)(905) 791- 7800 x3094

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 may be 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: A194.25
Ward: 6

In Person and Virtual Public Hearing

Why you received this letter:

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

Details of the application and meeting information:

The property owner of 4472 Credit Pointe Dr, zoned RL-20 - Residential; G2-3 - Greenlands, 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 and roof over the existing patio in the rear yard proposing:

1. A side yard setback to the cabana of 0.19m (approx. 0.62ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 1.20m (approx. 3.94ft) in this instance;
2. A side yard setback to the pool equipment of 0.19m (approx. 0.62ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 0.61m (approx. 2.00ft) in this instance; and
3. A cabana height of 4.01m (approx. 13.16ft) whereas By-law 0225-2007, as amended, permits a maximum height of 3.50m (approx. 11.48ft) in this instance.

The Committee has set **Thursday, July 24, 2025 at 1:00 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

How to participate:

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

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

- ### Committee of Adjustment Appeal Process:

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



Legal notice:

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City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-07-17	File(s): A194.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 7/24/2025 1:00:00 PM

Consolidated Recommendation

The City recommends the application be deferred.

Application Details

The applicant requests the Committee to approve a minor variance to allow an accessory structure and roof over the existing patio in the rear yard proposing:

1. A side yard setback to the cabana of 0.19m (approx. 0.62ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 1.20m (approx. 3.94ft) in this instance;
2. A side yard setback to the pool equipment of 0.19m (approx. 0.62ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 0.61m (approx. 2.00ft) in this instance; and
3. A cabana height of 4.01m (approx. 13.16ft) whereas By-law 0225-2007, as amended, permits a maximum height of 3.50m (approx. 11.48ft) in this instance.

Background

Property Address: 4472 Credit Pointe Dr

Mississauga Official Plan

Character Area: East Credit Neighbourhood
Designation: Residential Low Density I; Greenlands

Zoning By-law 0225-2007

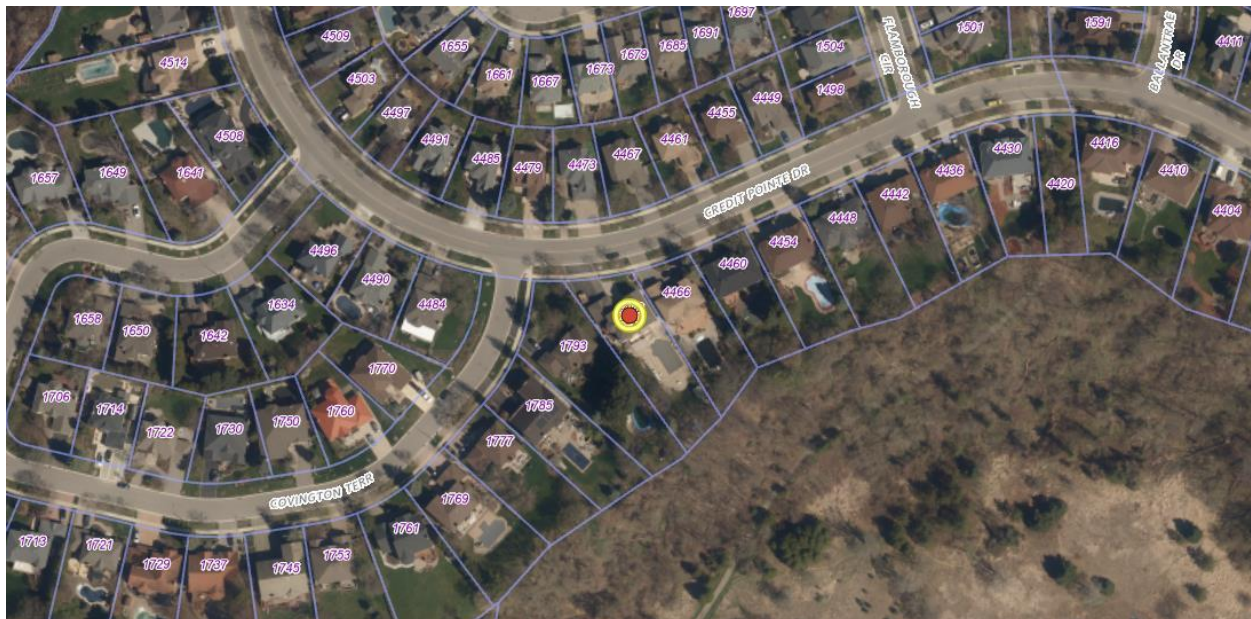
Zoning: RL-20 - Residential; G2-3 - Greenlands

Other Applications: BP 9ALT 24-4166

Site and Area Context

The subject property is located in the East Credit Neighbourhood Character Area, south-west of the Eglinton Avenue West and Mississauga Road intersection. The area consists primarily of detached dwellings with some vegetation in the front yards. The subject property contains a two-storey detached dwelling, with an attached three-car garage.

The applicant is proposing to legalize two accessory structures requiring variances for side yard setbacks to the side lot line.



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:

Based on the site visit, the photographs provided and the drawing that has been submitted, it appears that the requested variances do not accurately reflect the existing conditions on the

subject property. Furthermore, staff have significant concerns regarding the setback variance related to the covered deck, regarding the variance accuracy, the ability to access and maintain the structure, the eave overhang and the drainage from the roof.

In addition to the issues identified above, it appears other variances including hardscaping setbacks, the driveway width and an existing accessory structure in the rear east corner of the lot.

Based on these factors, staff recommend the application be deferred to verify all required variances and to provide drawings that accurately represent the existing conditions.

Comments Prepared by: Sara Ukaj, Planning Associate

Appendices

Appendix 1 – Transportation and Works Comments

We are noting for Committee's information any Transportation and Works Department concerns/requirements for the accessory structure and roof over the existing patio will be addressed through the Building Permit process, BP 9ALT 24-4166.

From our site inspection, we note that the applicant has installed an eavestrough and downspout on the accessory structure that directs drainage between the two properties opposed to the rear yard. Based on the requested reduction associated with the side yard setback of .19 m, there is no area for the drainage to be directed into the rear yard as it was initially designed to. Based on the above, we are uncertain if the abutting property has experienced drainage related issues because of the accessory structure and associated downspout location.









Comments Prepared by: Tony Iacobucci, Development Engineering

Appendix 2 – Zoning Comments

The Building Department is currently processing a building permit under file BP 9ALT 24-4166. Based on review of the information currently available in this permit application, the variances, as requested are correct.

Please note that variance #3 is not necessary as this is considered a covered deck and therefore the height is determined by the maximum height of the building and is not considered an accessory structure.

Please note that comments reflect those provided through the above permit application and should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the application file noted above, these comments may no longer be valid. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission procedures, separately through the application process in order to receive updated comments.

Comments Prepared by: Tage Crooks, Planner Zoning Examination

Appendix 3 – Parks, Forestry & Environment

Park Planning Comments

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

The lands to the rear of the property are owned by the City of Mississauga, identified as Hewick Meadows (P-286), and zoned PB1 – Parkway Belt.

The rear of the property is classified as a Significant Natural Area within the City's Natural Heritage System, and zoned G2-3, Section 6.3.24 of the Mississauga Official Plan states that the Natural Heritage System will be protected, enhanced, restored and expanded through the following measures:

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

Based on a review of the property, there appears to be accessory structures within the G2-3 zone. The City's Official Plan Policy 11.2.3.1 states that lands designated Greenbelt are generally associated with natural hazards and/or natural areas where development is restricted to protect people and property from damage and to provide for the protection, enhancement and restoration of the Natural Heritage System. The Parks, Forestry and Environment Division would like to note that a minor variance will be required to allow for the accessory structures in the G2-3 zone.

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

1. Construction access from the adjacent park/greenlands is not permitted.
2. If access is required to City owned lands, a Consent to Enter Agreement/Park Access Permit will be required.
3. Stockpiling of construction materials and encroachment in the adjacent park/greenlands is not permitted.

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

City Department and Agency Comments	File:A194.25	2025/07/17	10
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Forestry Comments

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

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

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

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

Comments Prepared by: Jamie Meston, Landscape Technician

Appendix 4 – Region of Peel Comments

We have no comments or objections.

Comments Prepared by: Petrele Francois, Junior Planner

Appendix 5 – Conservation Authority Comments

Based on the review of the information provided, all proposed works are sufficiently setback from natural features of interest to CVC. Furthermore, CVC staff have previously reviewed the issued a clearance for the proposed works as part of SP 24/Virk. As such, CVC staff have **no objection** to the approval of the proposed variances at this time.

Comments Prepared by: Stuti Bhatt, Junior Planner



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A207.25
Ward: 5

In Person and Virtual Public Hearing

Why you received this letter:

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

Details of the application and meeting information:

The property owner of 7737 Priory Cres, zoned RL - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow the construction of an accessory structure proposing:

1. A lot coverage of 36.45% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35% of the lot area in this instance;
2. A floor area of 46.47sq.m (approx. 500.20sq.ft) whereas By-law 0225-2007, as amended, permits a maximum floor area of 10.00sq.m (approx. 107.64sq.ft) in this instance;
3. A combined floor area of all accessory structures of 50.77sq.m (approx. 546.48sq.ft) whereas By-law 0225-2007, as amended, permits a maximum combined floor area of all accessory structures of 30.00sq.m (approx. 322.91sq.ft) in this instance;
4. A height of 3.72m (approx. 12.20ft) whereas By-law 0225-2007, as amended, permits a maximum height of 3.00m (approx. 9.84ft) in this instance; and
5. A side yard measured to hardscaping on both sides of 0.00m whereas By-law 0225-2007, as amended, requires a minimum side yard measured to hardscaping of 0.61m (approx. 2.00ft) in this instance.

The Committee has set **Thursday, July 24, 2025 at 1:00 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

How to participate:

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

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

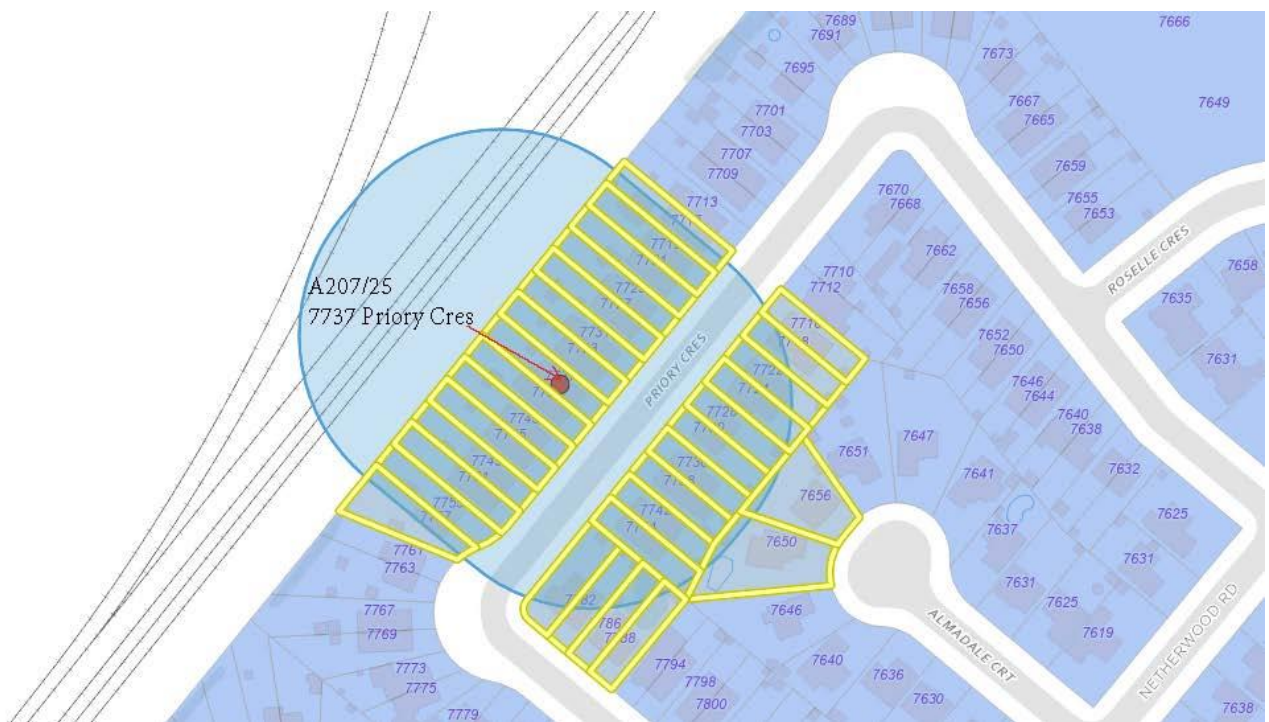
If you wish to view the public hearing online and do not wish to speak, the hearing will be streamed at the following link:
<http://www.mississauga.ca/portal/cityhall/council-and-committee-videos>

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/>.



City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-07-17	File(s): A207.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 7/24/2025 1:00:00 PM

Consolidated Recommendation

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

Application Details

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

1. A lot coverage of 36.45% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35% of the lot area in this instance;
2. A floor area of 46.47sq.m (approx. 500.20sq.ft) whereas By-law 0225-2007, as amended, permits a maximum floor area of 10.00sq.m (approx. 107.64sq.ft) in this instance;
3. A combined floor area of all accessory structures of 50.77sq.m (approx. 546.48sq.ft) whereas By-law 0225-2007, as amended, permits a maximum combined floor area of all accessory structures of 30.00sq.m (approx. 322.91sq.ft) in this instance;
4. A height of 3.72m (approx. 12.20ft) whereas By-law 0225-2007, as amended, permits a maximum height of 3.00m (approx. 9.84ft) in this instance; and
5. A side yard measured to hardscaping on both sides of 0.00m whereas By-law 0225-2007, as amended, requires a minimum side yard measured to hardscaping of 0.61m (approx. 2.00ft) in this instance.

Amendments

The Building Division is processing Building Permit application BP 9NEW 24-3457. Based on the review of the information available in this application, the requested variances #2 to #4 are correct.

We advise that following amendments are required:

1. A lot coverage of 37.07% (154.99 m²) of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35% (146.32m²) of the lot area in this instance;

5. A setback on both sides of 0.0m for hard surfaced landscape materials in rear yard whereas By-law 0225-2007, as amended, requires a minimum setback of 0.61m (approx. 2.00ft) for hard surfaced landscape materials in rear yard in this instance.

Background

Property Address: 7737 Priory Cres

Mississauga Official Plan

Character Area: Malton Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

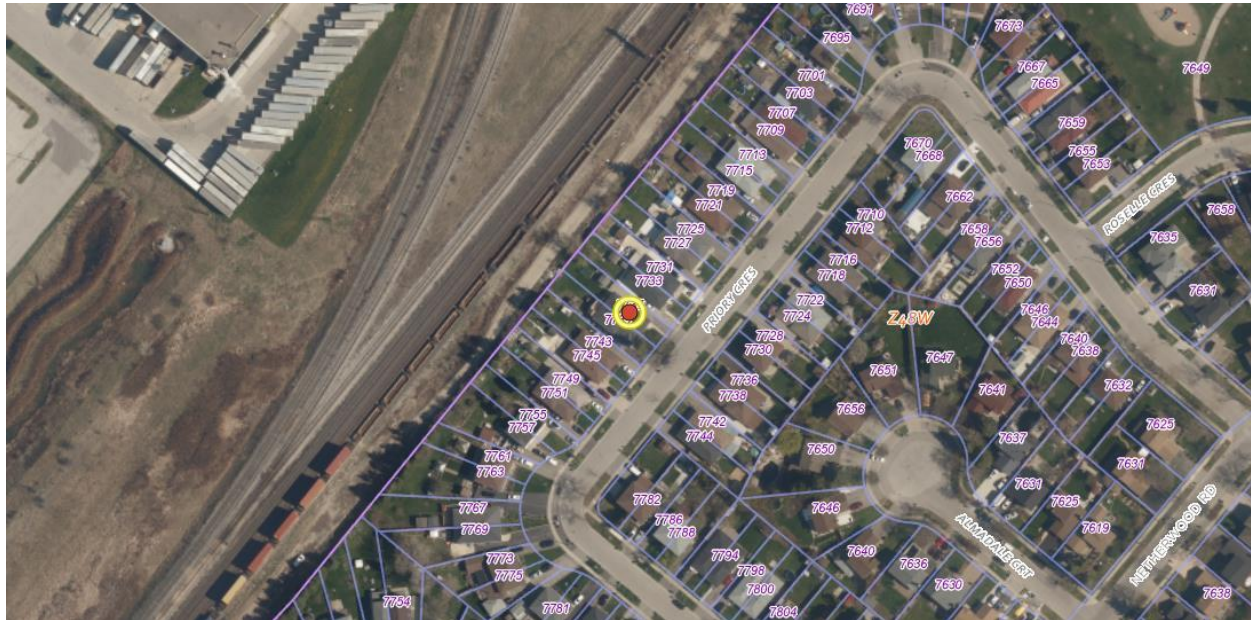
Zoning: RL - Residential

Other Applications:

Site and Area Context

The subject property is located north-east of the Airport Road and Morning Star Drive intersection. It is an interior lot containing a one-storey semi-detached dwelling. Limited landscaping/vegetative elements are present in both the front and rear yards. The property has a lot area of +/- 418.06m² (4,499.96ft²). The surrounding context is primarily residential uses, consisting of one and two storey semi-detached on similarly sized lots and single detached dwellings in the wider neighbourhood.

The applicant is proposing an accessory structure requiring variances for accessory structure area, lot coverage, height and hardscaping setbacks.



Comments

Planning

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

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

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

The subject property is located within the Malton Neighbourhood Character Area and is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan (MOP). Section 9 of the MOP promotes development with appropriate urban form and site design, regulating that such development is compatible with the existing site conditions, the surrounding context, and the landscape of the character area. Despite the size of the accessory structure, it is not out of character within the surrounding area and is appropriately located on the subject property. Staff note the accessory structure will remain subordinate to the primary dwelling on the site and has regard for the overall distribution of massing on the property as a whole. Given this, staff are of the opinion the accessory structure will not pose any significant impacts to the abutting properties and maintains the general intent and purpose of the official plan.

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

The intent of the zoning by-law provisions regarding accessory structures is to ensure that the structures are proportional to the lot and dwelling and are clearly accessory while not presenting any massing concerns to neighbouring lots.

Variance #1 requests an increase in overall lot coverage. The intent in restricting lot coverage is to ensure that there isn't an overdevelopment of the lot that would impact the streetscape and abutting properties. The proposed accessory structures represent a total lot coverage of 12.14%, of which the new shed will account for 11.12% of the total accessory structure coverage. Allowing a total lot coverage of 36.45% represents a marginal increase in coverage and is in keeping with the intent of the by-law. Furthermore, the amount of coverage dedicated to the accessory structures would remain subordinate in scale to the principal dwelling. Staff are therefore of the opinion the proposed accessory structure does not represent an overdevelopment of the subject property and is in line with other accessory structures in the surrounding context.

Variances #2 and #3 pertain to the individual and combined floor area of the accessory structures. While the proposed accessory structures is notably larger than a single accessory structure permitted on this property, staff note that it is not out of character for the neighbourhood to have large accessory structures in the rear yard. Additionally, the new structure proposed is positioned centrally towards the rear of the yard, abutting the railway tracks and meets all side yard setbacks. This will help to minimize any impacts onto the abutting property owners. When comparing the size of the accessory structure to the dwelling, it represents approximately double the size. This is common throughout the neighbourhood. No additional variances for setbacks have been requested further mitigating any potential impact. Staff are of the opinion that the proposed structure remains accessory to the principle use on the lands and are satisfied that any massing impacts on abutting properties are minor in nature.

Variance #4 relates to an increase in the accessory structure height. The intent of restricting height is to lessen the visual massing of accessory structures on abutting properties. The proposed height of 3.72m (12.20ft) for the accessory structure is due to the peaked roof design. The proposed location of this new accessory structure backs on to the railway tracks, with the roof sloping towards the residential properties on either side. Siting the dwelling in this manner minimizes the impact of the height and massing of the structure towards the residential properties with the maximum impact directed towards the railway lands. This results in no perceivable impact to the abutting properties. Staff are of the opinion that this variance represents a small deviation from what is currently permitted as of right in the zoning by-law and maintains the general intent and purpose of the zoning by-law.

Variances #5 is required to accommodate a reduced side yard setback to the existing driveway. The general intent of this portion of the by-law is to ensure they are appropriately located on the property, do not impact streetscape or neighbouring properties while also providing adequate drainage. Staff note the 0m setback is an existing condition that accommodates a shared driveway between semi-detached dwellings, which consistent with other semi-detached dwellings along Priory Crescent. Further, Transportation and Works staff note no drainage concerns.

Given the above, staff are of the opinion 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?

Staff are of the opinion that the proposed accessory structure will not have significant impacts on the neighbouring properties and represent appropriate development of the subject lands. As such, the variances are minor in nature and result in orderly development of the subject property.

Comments Prepared by: Sara Ukaj, Planning Associate

Appendices

Appendix 1 – Transportation and Works Comments

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed accessory structure will be addressed through the Building Permit Process, BP 9NEW 24-3457.

As evident from the photos the topography of this property is such that the rear yard is significantly higher than the front and any drainage would be directed to the front without impacting on abutting properties.







Comments Prepared by: Tony Iacobucci, Development Engineering

Appendix 2 – Zoning Comments

The Building Division is processing Building Permit application BP 9NEW 24-3457. Based on the review of the information available in this application, the requested variances #2 to #4 are correct.

We advise that following amendments are required:

1. A lot coverage of 37.07% (154.99 m²) of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35% (146.32m²) of the lot area in this instance;
5. A setback on both sides of 0.0m for hard surfaced landscape materials in rear yard whereas By-law 0225-2007, as amended, requires a minimum setback of 0.61m (approx. 2.00ft) for hard surfaced landscape materials in rear yard in this instance.

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

Comments Prepared by: Crystal Abainza, Zoning Examiner

Appendix 3 – Region of Peel Comments

We have no comments or objections.

Comments Prepared by: Petrele Francois, Junior Planner



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A209.25
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 1045 Cherriebell Rd, zoned RL - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow an addition proposing:

1. A left side yard setback of 0.972m (approx. 3.19ft) whereas By-law 0225-2007, as amended, requires a minimum left side yard setback of 1.20m (approx. 3.94ft) in this instance; and
2. A front yard setback to the porch of 5.489m (approx. 18.01ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback to the porch of 5.90m (approx. 19.36ft) in this instance.

The Committee has set **Thursday, July 24, 2025 at 1:00 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

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Additional Information:

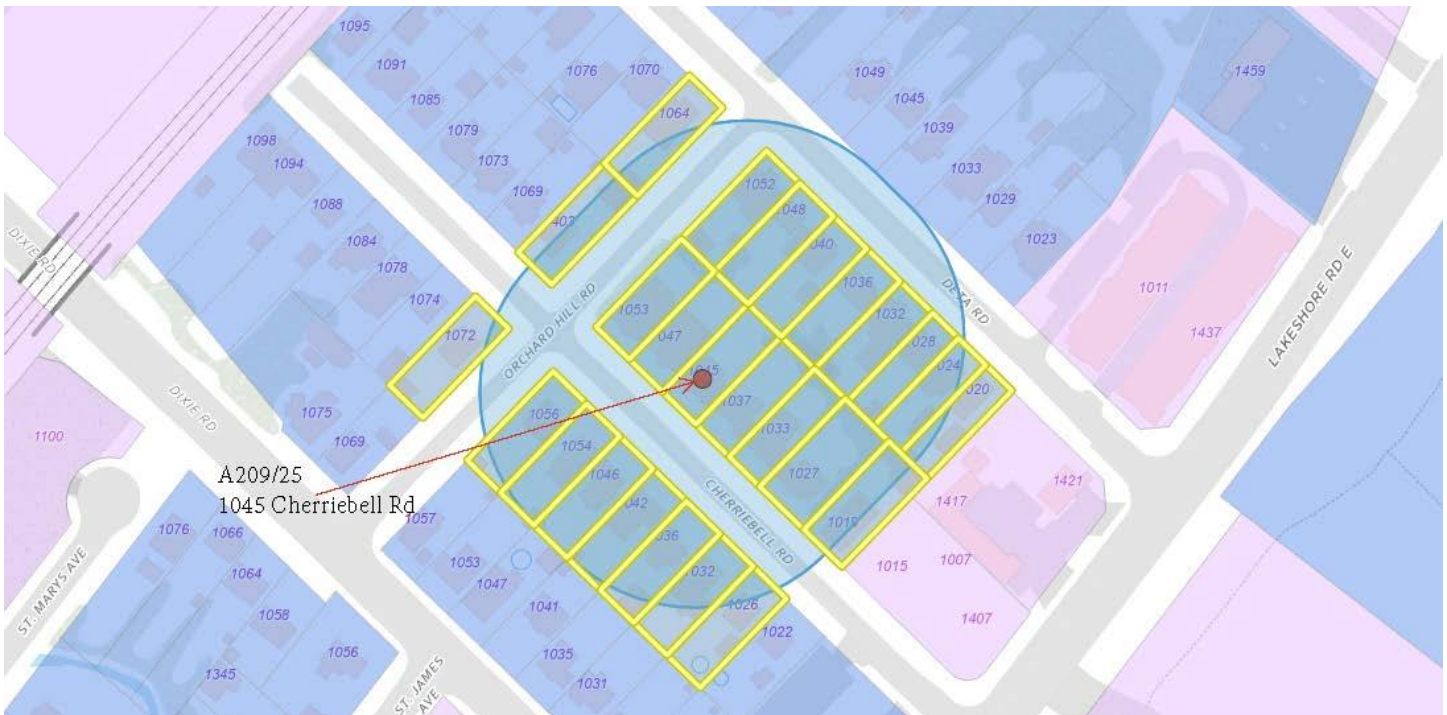
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City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. Appointments can be booked using the “Book an appointment” button on the Committee’s webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

- You can review city staff and agency comments one week before the hearing at the following link: <http://www.mississauga.ca/portal/cityhall/calendar>.
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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: 2025-07-17	File(s): A209.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 7/24/2025 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 addition proposing:

1. A left side yard setback of 0.972m (approx. 3.19ft) whereas By-law 0225-2007, as amended, requires a minimum left side yard setback of 1.20m (approx. 3.94ft) in this instance; and
2. A front yard setback to the porch of 5.489m (approx. 18.01ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback to the porch of 5.90m (approx. 19.36ft) in this instance.

Amendments

The Building Division is processing Building Permit application BP 9NEW 25-7491. Based on the review of the information available in this application, the requested variances are correct. And based on review of the information available in this application, we advise that following additional amendment is required:

3. An encroachment of eaves (N) of 0.63m (resulting in a setback to eaves overhang (N) of 0.566m) whereas By-law 0225-2007, as amended, permits an encroachment of eaves to a maximum of 0.45m.

Background

Property Address: 1045 Cherriebell Rd

Mississauga Official Plan

Character Area: Lakeview Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

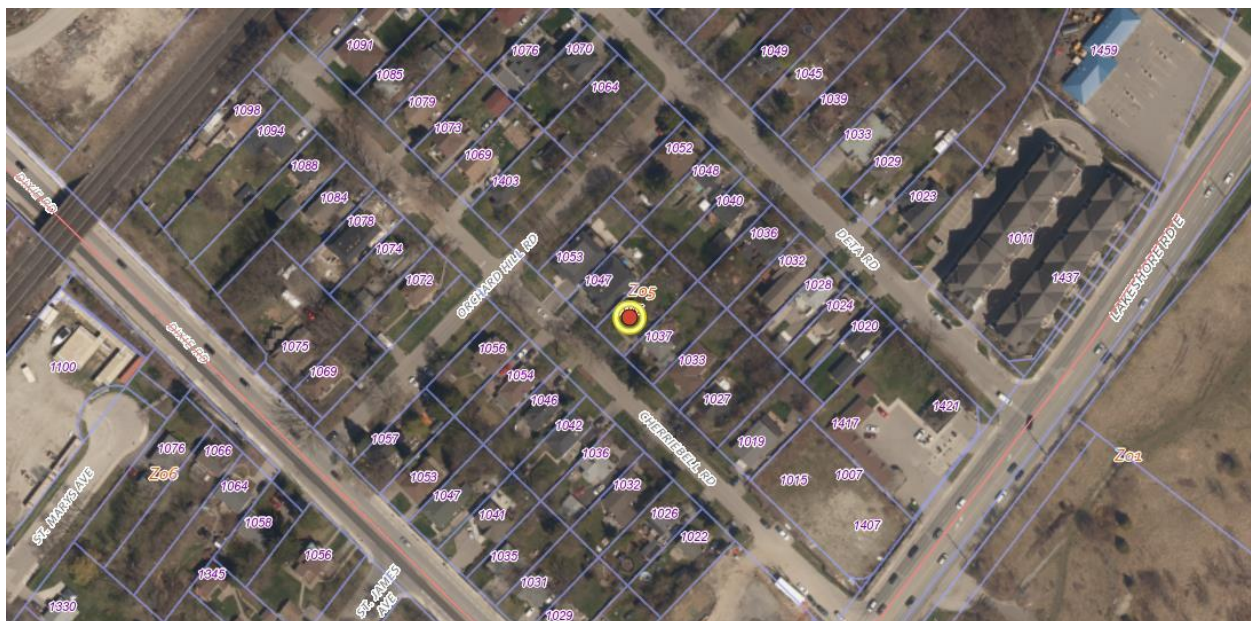
Zoning: RL - Residential

Other Applications: BP 9NEW-25/7491

Site and Area Context

The subject property is located in the Lakeview Neighbourhood Character Area, northeast of the Lakeshore Road East and Dixie Road intersection. The immediate neighbourhood consists of a mix of one and two-storey detached dwellings with mature vegetation in the front yards. In the broader area, townhouses and other high density apartment buildings along Lakeshore Road East are present. Additionally, commercial uses such as retail stores and personal service establishments are located in multi tenant plazas and along Lakeshore Road East. The subject property contains a one-storey detached dwelling with mature vegetation in the front yard.

The applicant proposes a first-storey rear addition requiring variances related to rear yard and side yard setbacks.



Comments

Planning

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

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

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

The subject property is located in the Lakeview Neighbourhood Character Area and is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan (MOP). This designation only permits detached 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. Staff are of the opinion that the proposed addition and porch is compatible with the existing use, existing site conditions and area context. The proposal therefore maintains the general intent and purpose of the official plan.

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

Variance #1 pertains to a side yard setback measured to the dwelling. The intent of the side yard regulations in the by-law is to ensure that an adequate buffer exists between the massing of primary structures on adjoining properties, adequate drainage patterns are maintained and access to the rear yard remains unencumbered. Staff note the reduced side yard setback of 0.92m on the northerly side is measured only to a portion of the addition at the northeast corner and increases to 1.09m towards the front of the dwelling. Staff are of the opinion that the addition has been designed with an appropriate buffer between the abutting structures and maintains unencumbered access to the rear yard. No drainage concerns have been raised by Transportation and Works staff.

Variance #2 pertains to a reduced front yard. The intent of a front yard setback is to ensure that a consistent character is maintained along the streetscape and that sufficient front yard space is incorporated into the design of neighbourhoods. The reduced setback is measured to the front porch at a pinch point, as the lot line and dwelling are not parallel to each other. Staff note the dwelling exceeds the required 5.9m setback required by the by-law. The by-law permits the front porch to encroach up to 1.6m into the front yard. The proposed porch projects 2.01m into the front yard, which exceeds the allowable projection by 0.411m. A review of the neighbourhood has concluded similar setbacks and encroachments are present within the neighbourhood and is consistent with the established streetscape character. Staff also note that the covered porch is open on three side minimizing any potential massing impact.

Variance #3 requests an increase in permitted eave encroachment into a required yard. The intent of this portion of the by-law is to ensure that the eaves are sufficiently setback from all property lines. Staff note that the eaves on the property are not excessive and that the eaves

encroach at it's furthest point 0.63m, 0.18m closer to the lot line. Staff are satisfied that the encroachment does not impede the ability to maintain the roof structure and eaves or impact neighbouring properties.

Given the above, staff are satisfied that the intent and purpose of the zoning by-law is maintained.

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

The proposed dwelling maintains the existing and planned context of the surrounding area and does not pose a negative impact to the neighbourhood. Staff are of the opinion that the application represents orderly development of the lands and is minor in nature. Is the proposal desirable for the appropriate development of the subject lands and minor in nature?

Comments Prepared by: Sara Ukaj, Planning Associate

Appendices

Appendix 1 – Transportation and Works Comments

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed addition will be addressed by our Development Construction Section through Building Permit BP 9NEW-25/7491.

Comments Prepared by: John Salvino, Development Engineering Technologist



Appendix 2 – Zoning Comments

The Building Division is processing Building Permit application BP 9NEW 25-7491. Based on the review of the information available in this application, the requested variances are correct. And based on review of the information available in this application, we advise that following additional amendment is required:

3. An encroachment of eaves (N) of 0.63m (resulting in a setback to eaves overhang (N) of 0.566m) whereas By-law 0225-2007, as amended, permits an encroachment of eaves to a maximum of 0.45m.

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

Comments Prepared by: Carrie Chan Patch, Zoning Examiner

Appendix 3 – Parks, Forestry & Environment

Forestry Comments

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

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

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

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

Comments Prepared by: Jamie Meston, Landscape Technician

Appendix 4 – Region of Peel Comments

Development Engineering: Sabrina Martins (sabrina.martins@peelregion.ca)(905) 791- 7800 x3094

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 may be required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections at (905) 791-7800 x7973 or by email at servicingconnections@peelregion.ca.

Comments Prepared by: Petrele Francois, Junior Planner

Appendix 5 – Metrolinx

- The subject property is located within 300m of the 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.

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 975 Meyerside Dr, zoned E2 - Employment, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance proposing a Day Care use within E2 Zone whereas By-law 0225-2007, as amended, does not allow a Day Care use within E2 Zone in this instance.

The Committee has set **Thursday, July 24, 2025 at 1:00 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

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City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-07-17	File(s): A216.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 7/24/2025 1:00:00 PM

Consolidated Recommendation

The City recommends the application be refused.

Application Details

The applicant requests the Committee to approve a minor variance proposing a Day Care use within E2 Zone whereas By-law 0225-2007, as amended, does not allow a Day Care use within E2 Zone in this instance.

Background

Property Address: 975 Meyerside Dr

Mississauga Official Plan

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

Zoning By-law 0225-2007

Zoning: E2 - Employment

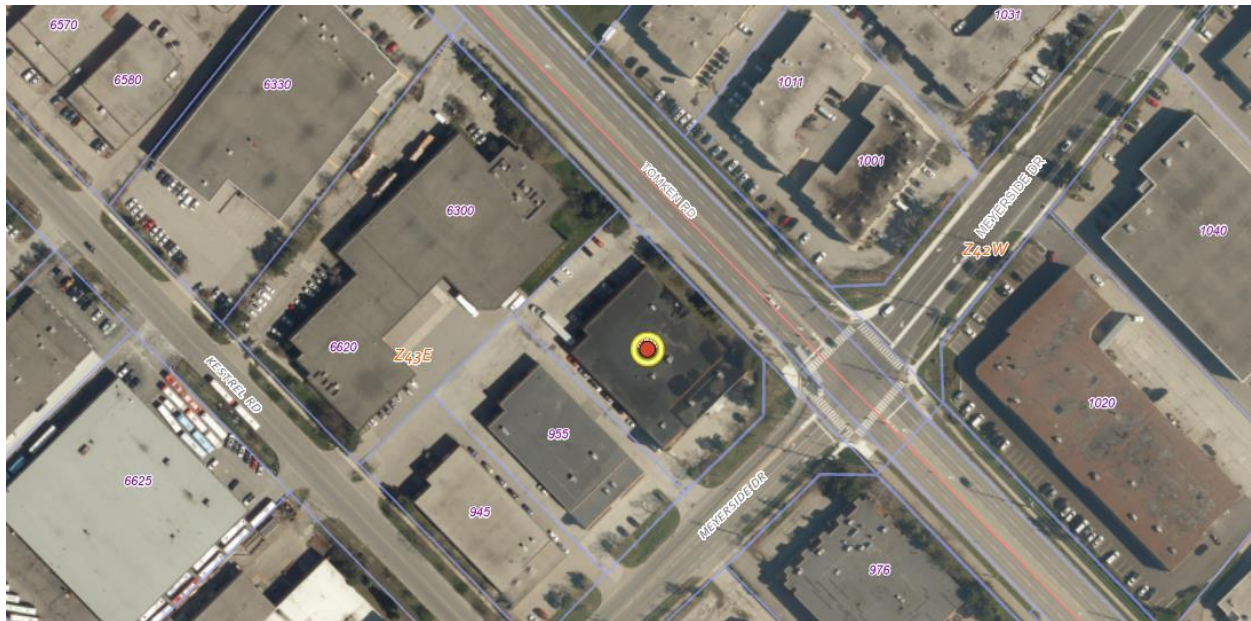
Other Applications: None

Site and Area Context

The subject property is located at the north-west corner of the Meyerside Drive and Tomken Road intersection in the Northeast Employment Area (West). It is a corner lot containing a single

storey industrial building with an associated surface parking lot. Limited landscaping and vegetative elements are present throughout the subject property. The surrounding area context is exclusively employment consisting of one and two-storey industrial buildings.

The applicant is proposing a day care use on the subject property requiring a variance for the use.



Comments

Planning

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

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

The subject property is located in the Meadowvale Business Park Corporate Centre and is designated Business Employment 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. While the Business Employment designation does not permit day cares as a primary use, accessory uses are permitted. Accessory uses are generally limited to a maximum of 20% of the total gross floor area and are to be clearly subordinate to the

functioning permitted primary use. The application proposes a day care use as a primary use on the property rather than an accessory use. As such, Planning staff are of the opinion that the general intent and purpose of the official plan is not maintained in this instance.

The sole requested variance requests a day care use as the primary use in an employment zone. Section 2.1.9.4 of the zoning by-law sets out the regulations for day cares throughout the City. Day cares as a primary use are allowed in multiple zoning categories, however the use in Employment zones has been specifically excluded from the list of permitted zones. The subject property is zoned E2-1 (Employment) under the zoning by-law, which permits accessory day care uses as of right in Employment zones. The by-law defines accessory uses as a use that is naturally and normally incidental, subordinate and exclusively devoted to, and is located on the same lot as the permitted use. While the use is permitted as an accessory use, it is limited to a maximum of 20% of the total gross floor area (Clauses 8.1.2.1.1 & 8.1.2.1.2). Staff note the regulations are meant to bolster the vision of the MOP to ensure the permitted business activity uses are considered the primary use in Employment zones while allowing limited accessory uses to support the business activity. The requested variance proposes the day care use to occupy the entire building's gross floor area, thereby making the day care the principal primary use of the property. Staff note that day care uses are sensitive land uses that may undermine the existing and future employment uses and functionality of the surrounding area. The use is generally not compatible with industrial uses found in these areas due to heavy traffic, noise, pollution, and other factors. Planning staff are of the opinion that the intent and purpose of the zoning by-law is not maintained by permitting a use that is specifically excluded from the zone category and a proposed use that is not incidental or subordinate to any primary business activity use in an Employment zone.

Planning staff have concerns regarding the potential impacts that would result from permitting a sensitive land use as the primary use when considering abutting Employment zoned properties. Planning staff are of the opinion that there are clear MOP policies and zoning regulations that discourage the significant increase in gross floor area dedicated to accessory uses in Employment zones. Furthermore, staff are of the opinion the intent and purpose of the zoning by-law is not maintained by permitting a sensitive land use specifically excluded from the zone category as a primary use. It should also be noted that in order to have a licensed day care, the province requires an outdoor play area for children. Planning staff note there is no outdoor play area depicted on the site plan submitted. Given the preceding information, the proposal cannot be considered minor in nature and does not result in appropriate development of the subject property.

While Planning staff are not in a position to interpret the zoning by-law, Planning staff note a variance may be required for a day care located within the Toronto – Lester B. Pearson International Airport Operating Area as per Schedule 2.1.23 of the zoning by-law. Additionally, as per MOP 6.10.2.5, the applicant will need to provide a noise impact study to verify that mitigated indoor and outdoor noise levels would not exceed the sound level limits established by the applicable Provincial Government environmental noise guideline.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

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





Comments Prepared by: Tony Iacobucci, Development Engineering

Appendix 2 – Zoning Comments

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

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

Comments Prepared by: Carrie Chan Patch, Zoning Examiner

Appendix 3 – Region of Peel Comments

We have no comments or objections.

Comments Prepared by: Petrele Francois, Junior Planner



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A217.25
Ward: 6

In Person and Virtual Public Hearing

Why you received this letter:

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

Details of the application and meeting information:

The property owner of 1208 Sherwood Mills Blvd, zoned RS - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow a below-grade entrance proposing an interior side yard setback of 0m whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 1.20m (approx. 3.94ft) in this instance.

The Committee has set **Thursday, July 24, 2025 at 1:00 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

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Committee of Adjustment Appeal Process:

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City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-07-17	File(s): A217.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 7/24/2025 1:00:00 PM

Consolidated Recommendation

The City recommends the application be deferred for redesign.

Application Details

The applicant requests the Committee to approve a minor variance to allow a below-grade entrance proposing an interior side yard setback of 0m whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 1.20m (approx. 3.94ft) in this instance.

Background

Property Address: 1208 Sherwood Mills Blvd

Mississauga Official Plan

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

Zoning By-law 0225-2007

Zoning: RS - Residential

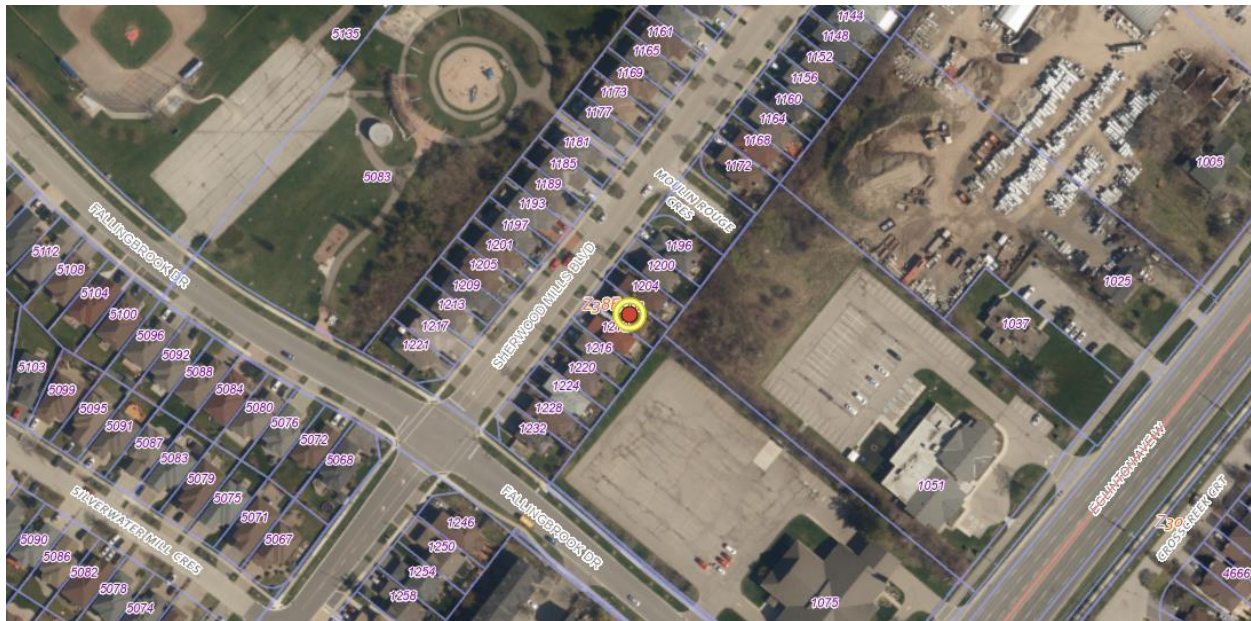
Other Applications: SEC UNIT 25-7518

Site and Area Context

The subject property is located north-east of the Eglinton Avenue West and Fallingbrook Drive intersection in the East Credit Neighbourhood Character Area. It contains a two-storey detached

dwelling with an attached garage. Limited landscaping and vegetative elements are present throughout the subject property. The surrounding area context is mostly residential with commercial uses and Places of Religious Assembly present along Eglinton Avenue West.

The applicant is proposing a below grade entrance in the side yard to facilitate an attached residential unit 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 East Credit Neighbourhood Character Area and is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits detached, semi-detached, duplex, triplexes, street townhouses and other forms of low-rise dwellings with individual frontages.

The sole variance requested pertains to side yard setback measured to a below grade entrance. The general intent of the side yard regulations in the by-law is to ensure that an

adequate buffer exists between structures on adjoining properties, appropriate drainage can be provided, and that access to the rear yard remains unencumbered.

Transportation and Works staff have identified drainage related concerns which should be addressed to mitigate impacts to abutting properties. Planning staff echo these comments and therefore recommend that the application be deferred in order to allow the applicant an opportunity to address concerns raised by the Transportation and Works Department.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

The applicant is proposing a 0 m side yard setback to the below grade entrance. This will interrupt the existing drainage pattern on the subject site and prevent a portion of the flows from the area of the dwellings principal entrance from being directed into the rear yard, which may result in drainage being directed onto the abutting property. The Transportation and Works Department recommends a minimum .15 m setback to adequately convey and self-contain drainage on the subject site.





Comments Prepared by: Tony Iacobucci, Development Engineering

Appendix 2 – Zoning Comments

The Building Division is processing Building Permit application SEC UNIT 25-7518. Based on the review of the information available in this application, the requested variance is correct.

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

Comments Prepared by: Gary Gagnier, Acting Supervisor, Zoning

Appendix 3 – Region of Peel Comments

Development Engineering: Sabrina Martins (sabrina.martins@peelregion.ca)/(905) 791- 7800 x3094

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.
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Comments Prepared by: Petrele Francois, Junior Planner



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A218.25
Ward: 3

In Person and Virtual Public Hearing

Why you received this letter:

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

Details of the application and meeting information:

The property owner of 801 Dundas St E, Units E2 & E3, zoned H-RA3-20 - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow a change of use proposing a Service Establishment in H-RA3-20 Zone whereas By-law 0225-2007, as amended, does not allow a Service Establishment in H-RA3-20 Zone in this instance.

The Committee has set **Thursday, July 24, 2025 at 1:00 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

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City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-07-17	File(s): A218.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 7/24/2025 1:00:00 PM

Consolidated Recommendation

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

Application Details

The applicant requests the Committee to approve a minor variance to allow a change of use proposing a Service Establishment in H-RA3-20 Zone whereas By-law 0225-2007, as amended, does not allow a Service Establishment in H-RA3-20 Zone in this instance.

Amendments

The Building Department is processing Certificate of Occupancy application C 25-7897. Based on review of the information available in this application, we advise that following amendments are required:

The applicant requests the Committee to approve a minor variance to permit Service Establishment in Unit E2-E3 on the subject property proposing:

1. A Service Establishment in H-RA3-20 Zone whereas By-law 0225-2007, as amended, does not permit Service Establishment in H-RA3-20 Zone; and
2. A new use on land with a holding provision, whereas Bylaw 0225-2007, as amended, does not permit a new use on land with a holding provision in this instance.

Background

Property Address: 801 Dundas St E, Units E2 & E3

Mississauga Official Plan

Character Area: Applewood Neighbourhood

Designation: Residential High Density

Zoning By-law 0225-2007

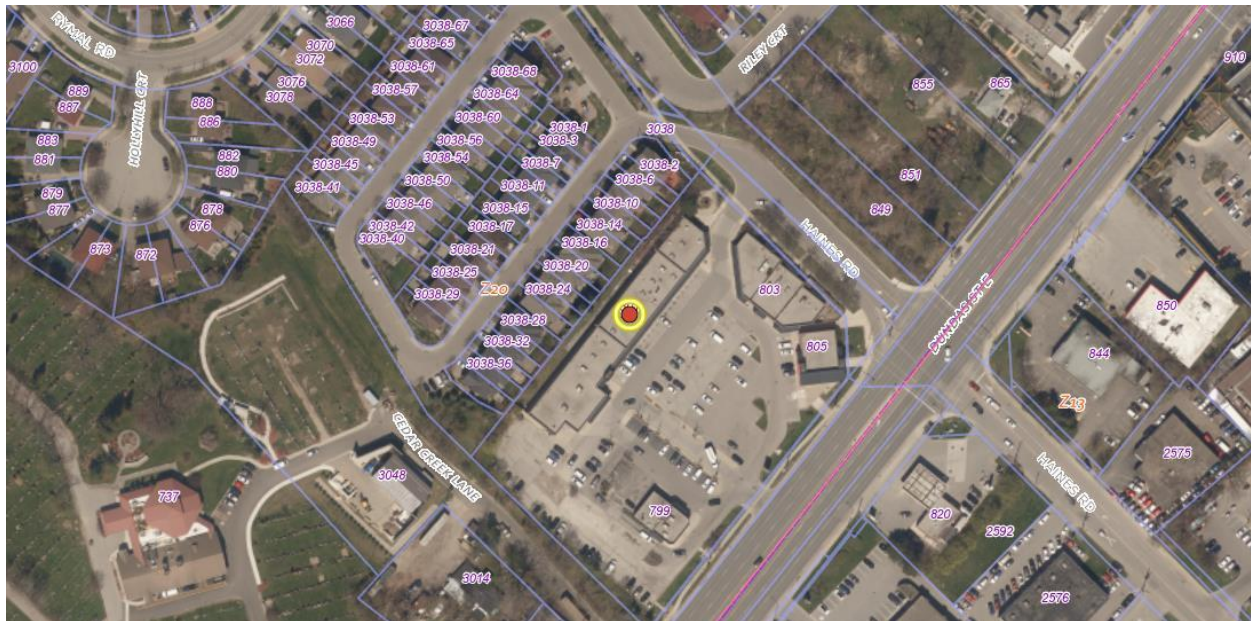
Zoning: H-RA3-20 - Residential

Other Applications: C 25-7897

Site and Area Context

The subject property is located on the north side of Dundas Street East, east of the Dundas Street East and Cawthra Road intersection in the Applewood Neighbourhood Character Area. It is an interior lot containing a local retail plaza comprised of two, single storey multi-unit commercial buildings, a single storey commercial building and an associated surface parking lot. Limited landscaping and vegetative elements are present throughout the subject property. The surrounding area is exclusively commercial along Dundas Street East, however there is a variety of residential uses including detached, semi-detached and townhouse dwellings located north of the subject property.

The applicant is proposing a change of use requiring variances for the use and the implementation of the use to a subject property with a holding zone provision.



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 Applewood Neighbourhood Character Area and is designated Residential High Density in Schedule 10 of the Mississauga Official Plan (MOP). Planning staff note an official plan and zoning by-law amendment was approved for the subject property on June 3rd, 2024, to permit a 12-storey apartment building containing 399 dwelling units with non-residential uses at grade and 20, three-storey townhouses. The rezoning amendment included the implementation of a holding provision (0058-2024) that requires the applicant to suffice technical development requirements to facilitate the proposed development.

The variances requested pertain to permitting a service establishment use within a unit of the existing multi-tenant commercial building on the subject property and to permit the service establishment use which didn't legally exist prior to the implementation of the site-specific by-law. Prior to the official plan and zoning by-law amendment, the subject property was zoned C2, which legally permits the service establishment use. Planning staff note there are existing service establishment uses currently in operation within the existing multi-tenant plaza on the site. The approved future development includes retail and service commercial components on the ground floor of the apartment building fronting on to Dundas. While the new regulations permit the retail and service commercial uses in an apartment building, these regulations are not in force and effect because of the holding provision. Article 1.1.2.4 of Zoning By-law 0225-2007 states lands with a holding provision shall only be used for a use legally existing on the date of passing of this By-law. In order to remove the "H" holding provision, the conditions specified in the impending by-law will need to be approved by the Commissioner of the Planning and Building Department when they are appropriately satisfied by the applicant.

Planning staff are of the opinion that the variances are technical, as the site-specific by-law and corresponding holding provision are aimed to facilitate the construction of a development proposal that has not been initiated. Staff recognize that the subject property is in a period of transition and until then, the site still retains similar commercial uses that are operational and exist within other units in the existing commercial plaza. Due to this, Planning staff are of the opinion that the proposed service establishment use is appropriate given that it does not create a situation of conflicting land uses. Additionally, the proposal maintains the general intent and purpose of the official plan and zoning by-law as it does not fundamentally change the intended design or functionality of the site that was approved through the official plan and zoning by-law amendment for the subject property.

City Department and Agency Comments	File:A218.25	2025/07/17	4
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Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

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





Comments Prepared by: Tony Iacobucci, Development Engineering

Appendix 2 – Zoning Comments

The Building Department is processing Certificate of Occupancy application C 25-7897. Based on review of the information available in this application, we advise that following amendments are required:

The applicant requests the Committee to approve a minor variance to permit Service Establishment in Unit E2-E3 on the subject property proposing:

1. A Service Establishment in H-RA3-20 Zone whereas By-law 0225-2007, as amended, does not permit Service Establishment in H-RA3-20 Zone; and
2. A new use on land with a holding provision, whereas Bylaw 0225-2007, as amended, does not permit a new use on land with a holding provision in this instance.

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

Comments Prepared by: Alana Zheng, Planner Zoning Examination

Appendix 3 – Region of Peel Comments

We have no comments or objections.

Comments Prepared by: Petrele Francois, Junior Planner

Appendix 4 – Metrolinx

- The subject property is located within 300m of the Canadian Pacific (CP) Galt Subdivision which carries Metrolinx's Milton GO Train service.
- The subject property is located adjacent of the proposed Dundas Bus Rapid Transit (Dundas BRT) alignment.

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.
- It should be noted that the tracks in proximity to your property are owned and also operated by CP rail. Please contact Real_EstateCanada@cpr.ca for additional comments, as they may have conditions of approval for your proposal.

DUNDAS BRT – ADVISORY COMMENTS

- We understand that this segment of Dundas St may be redesigned as part of the City of Mississauga's current plan. It is advised to coordinate with City of Mississauga's Rapid Transit Office.
- The subject property is located adjacent to the future Dundas Bus Rapid Transit ("BRT") alignment. The Dundas BRT project was assessed under the Transit Project Assessment Process (TPAP) in accordance with Ontario Regulation 231/08. During the TPAP, an Environmental Project Report (EPR) was prepared to assess the potential environmental impacts as a result of the Project. The Environmental Project Report was available for a 30-day review period (starting February 23, 2022 – March 25, 2022); and, on April 27, 2022, the Minister of the Environment, Conservation and Parks issued a Notice to Proceed with the municipal transit project. If the applicant wishes to find out more about the Dundas BRT project,

the applicant is encouraged to visit <https://www.metrolinx.com/en/projects-and-programs/dundas-brt>.

Comments Prepared by: Jenna Auger, Project Analyst



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A220.25
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 2286 Springfield Crt, zoned RL - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow the construction of an additional residential unit proposing:

1. A detached additional residential unit to be located on the side and rear yard whereas By-law 0225-2007, as amended, permits a detached additional residential unit to be located on the rear yard in this instance; and
2. A height to a flat roof of 3.72m (approx. 12.20ft) whereas By-law 0225-2007, as amended, permits a maximum height to a flat roof of 3.00m (approx. 9.84ft) in this instance.

The Committee has set **Thursday, July 24, 2025 at 1:00 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

How to participate:

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

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

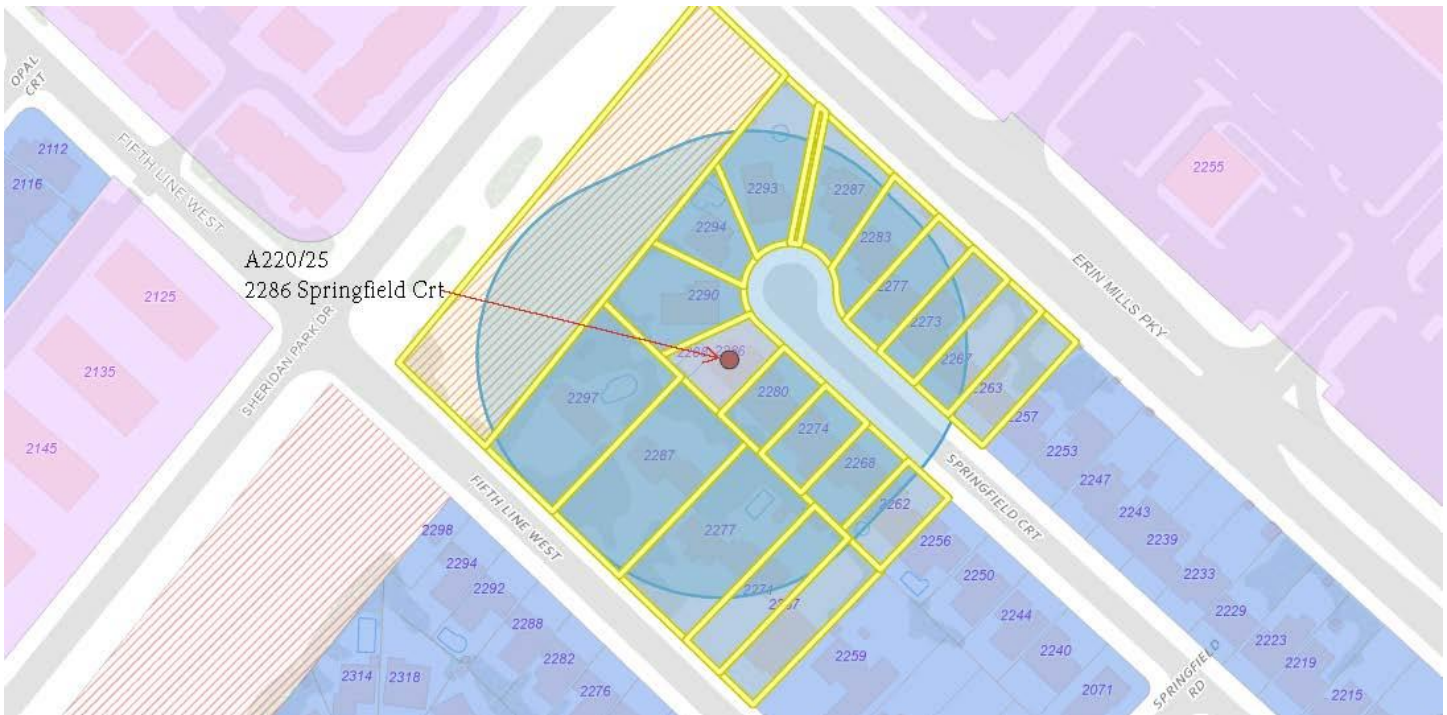
- For more information about this matter, contact committee.adjustment@mississauga.ca or call 905-615-3200 x5507. Alternatively, information can be obtained in person by making an appointment with the Committee of Adjustment at 300

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/>.



City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-07-17	File(s): A220.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 7/24/2025 1:00:00 PM

Consolidated Recommendation

The City recommends that the application be deferred.

Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of an additional residential unit proposing:

1. A detached additional residential unit to be located on the side and rear yard whereas By-law 0225-2007, as amended, permits a detached additional residential unit to be located on the rear yard in this instance; and
2. A height to a flat roof of 3.72m (approx. 12.20ft) whereas By-law 0225-2007, as amended, permits a maximum height to a flat roof of 3.00m (approx. 9.84ft) in this instance.

Background

Property Address: 2286 Springfield Crt

Mississauga Official Plan

Character Area: Sheridan Neighborhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

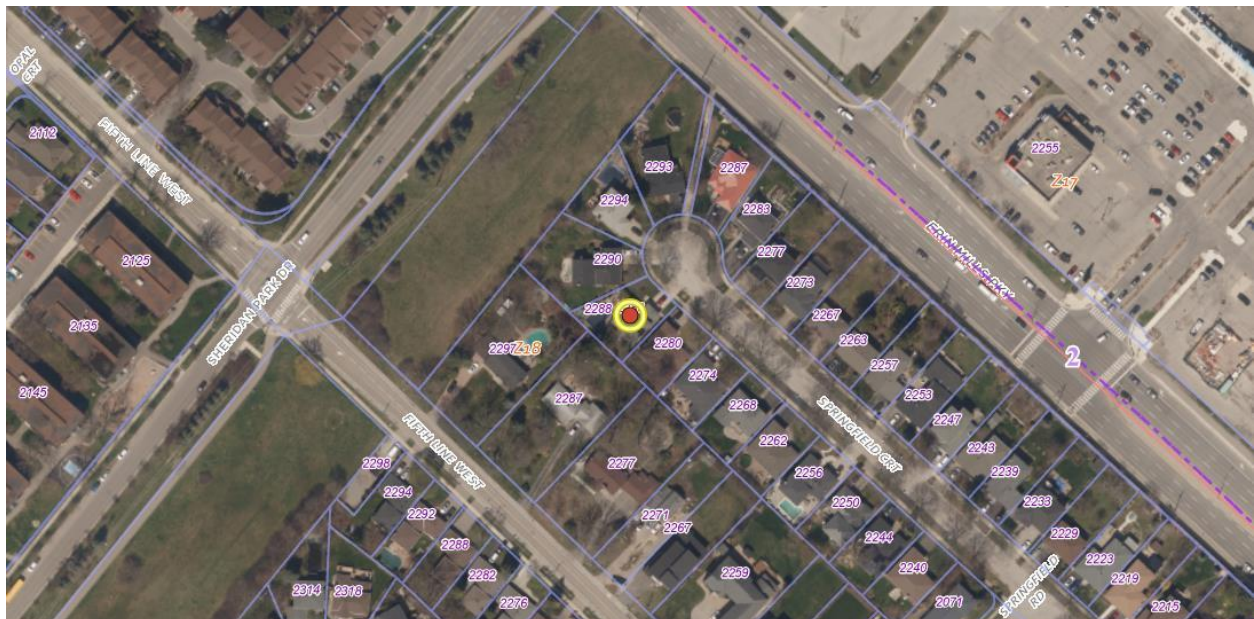
Zoning: RL - Residential

Other Applications: Building Permit application BP 9NEW 25-6388

Site and Area Context

The subject property is located within the Sheridan Neighbourhood Character Area, southwest of the Erin Mills Parkway and Dundas Street West intersection. The neighbourhood is primarily residential, consisting of one and two-storey detached dwellings on lots with mature vegetation in the front yards. The subject property contains a two-storey detached dwelling with mature vegetation in the front yard.

The applicant is proposing a detached additional residential unit (ARU) requesting variances for its location 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 designated Residential Low Density II on Schedule 10 of the Mississauga Official Plan (MOP). This designation permits detached, semi-detached and duplex dwellings.

Bill 23, More Homes Built Faster Act, 2022, requires official plans and zoning by-laws to permit “as of right” small-scale residential uses of up to three units per lot in areas where municipal services are available. The applicant is proposing to place a detached additional residential unit (ARU) in the rear yard, where the current pool is located.

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 concerns to neighbouring lots.

Zoning staff have not confirmed if additional variances are required or the accuracy of the requested variances. While Planning staff are not in a position to provide a zoning review, staff are of the opinion that additional variances are required for ARU lot coverage and second driveway. The ARU lot coverage appears to be 13.19%, whereas 10% is permitted.

Transportation and Works staff have raised concerns regarding the second driveway access. Further, Planning staff are of the opinion that the proposed ARU is excessive in size and presents significant massing impacts. The ARU does not appear to be or proportional to the main dwelling.

As such, Planning staff recommends that the application be deferred to allow the applicant an opportunity to redesign the proposal.

Comments Prepared by: Shivani Chopra, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

This Department has reviewed the material that has been submitted for this application. We advise that from a grading perspective, our Development Construction Section would require circulation of a detailed grading plan in order to properly assess the existing and proposed grading surrounding the additional residential unit.

However, our Traffic Section advises the following:

- Traffic Planning would not support the introduction of a secondary vehicular access to the subject site to serve the proposed ARU.
- Traffic Planning advise that through Traffic Engineering best practices; all vehicular access should continue to be provided through the existing driveway. The number of driveways on the municipal road network are generally minimized to optimize roadway safety and efficiency, minimize vehicular and pedestrian conflict points, ensure sufficient space is available between driveways for signage/utilities/trees/other street appurtenances, maintain on-street parking spaces and clearly identify which property each driveway serves, etc.

Therefore, we recommend that the application be deferred to allow the applicant to revise the plans and supply the required detailed grading plan for our review.

Comments Prepared by: John Salvino, Development Engineering Technologist















Appendix 2 – Zoning Comments

The Building Department is processing Building Permit application BP 9NEW 25-6388. Based on review of the information available in this application, the following requested variance is correct:

1. A detached additional residential unit to be located on the side and rear yard whereas By-law 0225-2007, as amended, permits a detached additional residential unit to be located on the rear yard in this instance; and

We also advise that more information is required in order to verify the accuracy of the remaining requested variance or to determine whether additional variances will be required.

Please note that comments reflect those provided through the above application submitted on 02/13/2025. These comments may no longer be valid should there be changes contained within this Committee of Adjustment application that have not been submitted and reviewed through the application noted above. The applicant must submit any changes and/or updates to

information and/or drawings separately through the above application in order to receive updated comments.

Comments Prepared by: Jeanine Benitez, Zoning Examiner

Appendix 3 – Parks, Forestry & Environment

Forestry Comments

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

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

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

Additionally, Forestry notes there is conflicting information within document A220.25.Dwgs.pdf. On the Survey, (A. Aziz Surveyors Inc, page 3 of 10), a 5.0m wide “Prop. Emergency Access Driveway” is shown, resulting in the removal of a City owned tree.

However, on the Site Plan (A-101, page 4 of 10), there is not a proposed driveway, and the City owned tree is shown to be preserved. Furthermore, on this plan, there is a proposed New Water Line located 3m away from the centre of the tree. Please note the construction works affiliated with this utility line installation will likely result in tree injury. Care should be taken to protect the below noted tree as best as possible:

- Honeylocust: 54cm DBH, good condition, minimum Tree Protection Zone (TPZ) 3.6m, located northwest of the existing driveway of 2286 Springfield Crt., City owned tree.

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

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

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

Comments Prepared by: Jamie Meston, Landscape Technician

Appendix 4 – Region of Peel Comments

Development Engineering: Sabrina Martins (sabrina.martins@peelregion.ca)(905) 791- 7800 x3094

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 may be required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections at (905) 791-7800 x7973 or by email at servicingconnections@peelregion.ca.

Conditions:

- Arrangements satisfactory to the Region of Peel, Public Works Department shall be made with respect to the location of existing and installation of new services.

Comments Prepared by: Petrele Francois, Junior Planner



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A223.25
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 2240 Argentia Rd, Unit 102, zoned E2-29 - 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 Day Care use proposing a gross floor area – non-residential of an office building of 25.00% to be used for an accessory use whereas By-law 0225-2007, as amended, permits a maximum gross floor area – non-residential of an office building of 20.00% to be used for an accessory use in this instance.

The Committee has set **Thursday, July 24, 2025 at 1:00 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

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

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Additional Information:

- For more information about this matter, contact committee.adjustment@mississauga.ca or call 905-615-3200 x5507. Alternatively, information can be obtained in person by making an appointment with the Committee of Adjustment at 300 City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. Appointments can be booked using the "Book an appointment" button on the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

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Committee of Adjustment Appeal Process:

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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: 2025-07-17	File(s): A223.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 7/24/2025 1:00:00 PM

Consolidated Recommendation

The City has no objections to the application.

Application Details

The applicant requests the Committee to approve a minor variance to allow a Day Care use proposing a gross floor area – non-residential of an office building of 25.00% to be used for an accessory use whereas By-law 0225-2007, as amended, permits a maximum gross floor area – non-residential of an office building of 20.00% to be used for an accessory use in this instance.

Background

Property Address: 2240 Argentia Rd, Unit 102

Mississauga Official Plan

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

Zoning By-law 0225-2007

Zoning: E2-29 - Employment

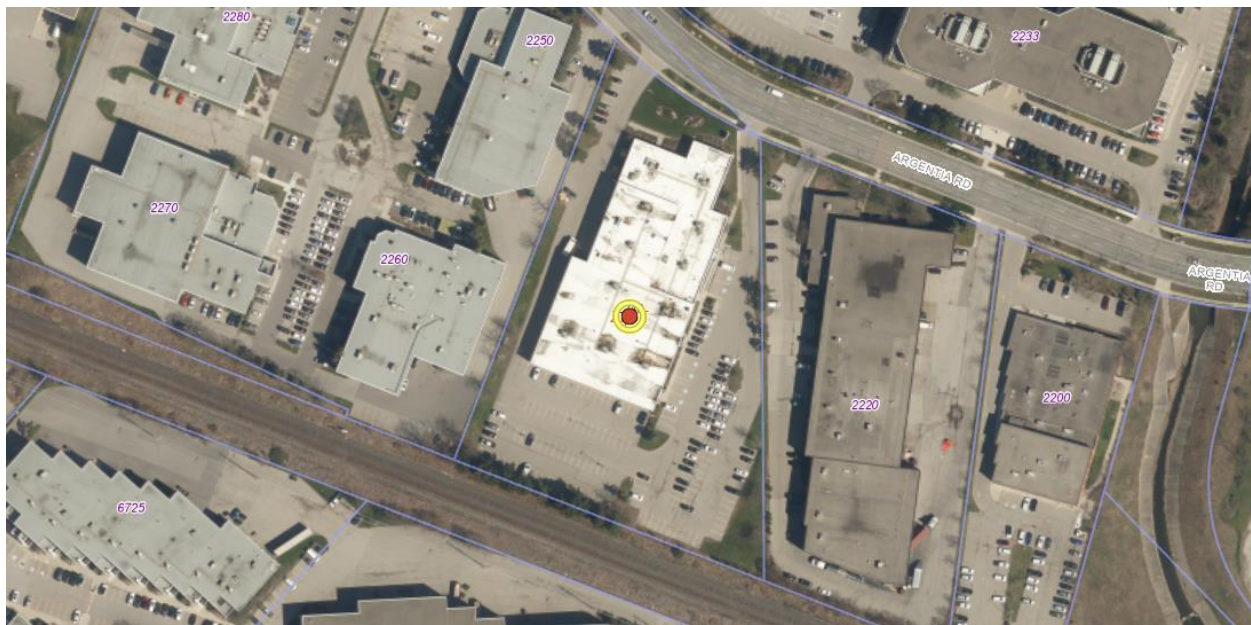
Other Applications: C 25-8360

Site and Area Context

The subject property is located on the south side of Argentia Road, south-west of the Argentia Road and Erin Mills Parkway intersection in the Meadowvale Business Park Corporate Centre

Character Area. It is an interior lot containing a single storey building with an associated surface parking lot. Limited landscaping and vegetative elements are present throughout the subject property. The surrounding area is exclusively employment consisting of various building sizes on varied sized lots.

The applicant is proposing an increase to the proposed accessory day care space requiring a variance for accessory use gross floor area – non residential.



Comments

Planning

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

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

The subject property is located in the Meadowvale Business Park Corporate Centre Character Area and is designated Business Employment in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits a variety of uses, including accessory uses. Accessory uses are generally limited to a maximum of 20% of the total Gross Floor Area and should be on the same lot and clearly subordinate to the functioning of the permitted use.

The subject property is zoned E2-29 (Employment) under Zoning By-law 0225-2007 which permits accessory day care uses as of right in Employment zones. Day care uses are permitted as accessory uses in E1 and E2 Employment zones but are limited to a maximum of 20% of the total gross floor area (8.1.2.1.1 & 8.1.2.1.2). The requested variance proposes an increase of 5% to the non-residential office building accessory use gross floor space. The primary use of the subject property will remain a commercial office. Staff are of the opinion that the proposed increase in the gross floor area of the accessory daycare space will remain subordinate in the size and function to the office use on the subject property.

Given the above, staff are of the opinion that, based upon the surrounding area and uses, the proposed increase in gross floor area of the accessory use is appropriate, remains accessory and does not create a situation of conflicting land uses. The variance maintains the general intent and purpose of the official plan and zoning by-law while resulting in the appropriate development of the lands with any potential impacts being minor in nature.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

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







Comments Prepared by: Mark Moores, Development Engineering

Appendix 2 – Zoning Comments

The Building Department is currently processing a Certificate of Occupancy permit under file C 25-8360. Based on review of the information currently available in this permit application, the variances, as requested are correct.

Please note that comments reflect those provided through the above permit application and should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the application file noted above, these comments may no longer be valid. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission procedures, separately through the application process in order to receive updated comments.

Comments Prepared by: Tage Crooks, Planner Zoning Examination

Appendix 3 – Region of Peel Comments

We have no comments or objections.

Comments Prepared by: Petrele Francois, Junior Planner

Appendix 4 – Metrolinx

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

GO/HEAVY-RAIL – CONDITIONS OF APPROVAL

- As per section 3.9 of the Federation of Canadian Municipalities and Railway Association of Canada's Guidelines for New Development in Proximity to Railway Operations, the Owner shall grant Metrolinx an environmental easement for operational emissions. The environmental easement provides clear notification to those who may acquire an interest in the subject property and reduces the potential for future land use conflicts. The environmental easement shall be registered on title of the subject property. A copy of the form of easement is included for the Owner's information. The applicant may contact jenna.auger@metrolinx.com with questions and to initiate the registration process. (It should be noted that the registration process can take up to 6 weeks).
- The Proponent shall provide confirmation to Metrolinx, that the following warning clause has been inserted into all Development Agreements, Offers to Purchase, and Agreements of Purchase and Sale or Lease of each 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.

GO/HEAVY-RAIL – ADVISORY COMMENTS

- It should be noted that the tracks in proximity to your property are owned and also operated by CP rail. Please contact Real_EstateCanada@cpr.ca for additional comments, as they may have conditions of approval for your proposal.

Comments Prepared by: Jenna Auger, Project Analyst



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A224.25
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 2556 Meadowpine Blvd, zoned E2-1 - Employment, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow a Day Care use proposing a gross floor area – non-residential of an office building of 100.00% to be used for an accessory use whereas By-law 0225-2007, as amended, permits a maximum gross floor area – non-residential of an office building of 20.00% to be used for an accessory use in this instance.

The Committee has set **Thursday, July 24, 2025 at 1:00 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

How to participate:

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

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

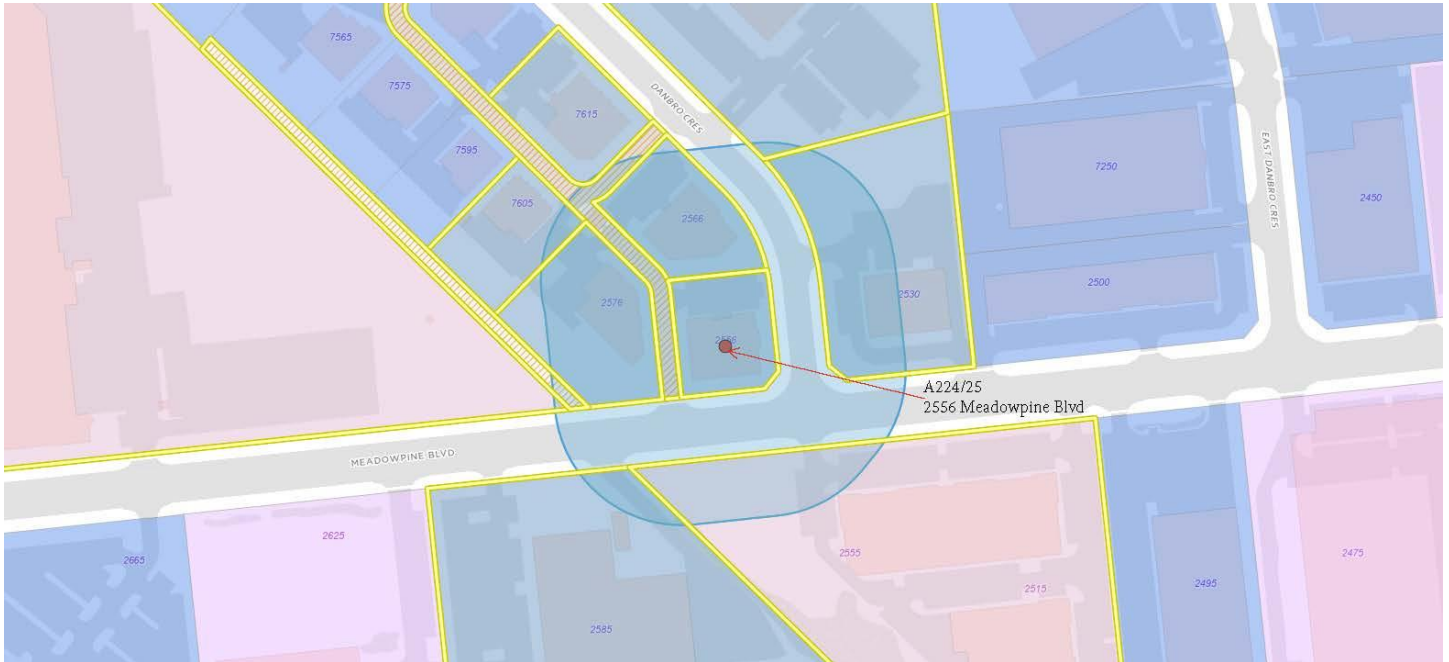
Additional Information:

- 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:

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City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-07-17	File(s): A224.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 7/24/2025 1:00:00 PM

Consolidated Recommendation

The City recommends the application be refused.

Application Details

The applicant requests the Committee to approve a minor variance to allow a Day Care use proposing a gross floor area – non-residential of an office building of 100.00% to be used for an accessory use whereas By-law 0225-2007, as amended, permits a maximum gross floor area – non-residential of an office building of 20.00% to be used for an accessory use in this instance.

Background

Property Address: 2556 Meadowpine Blvd

Mississauga Official Plan

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

Zoning By-law 0225-2007

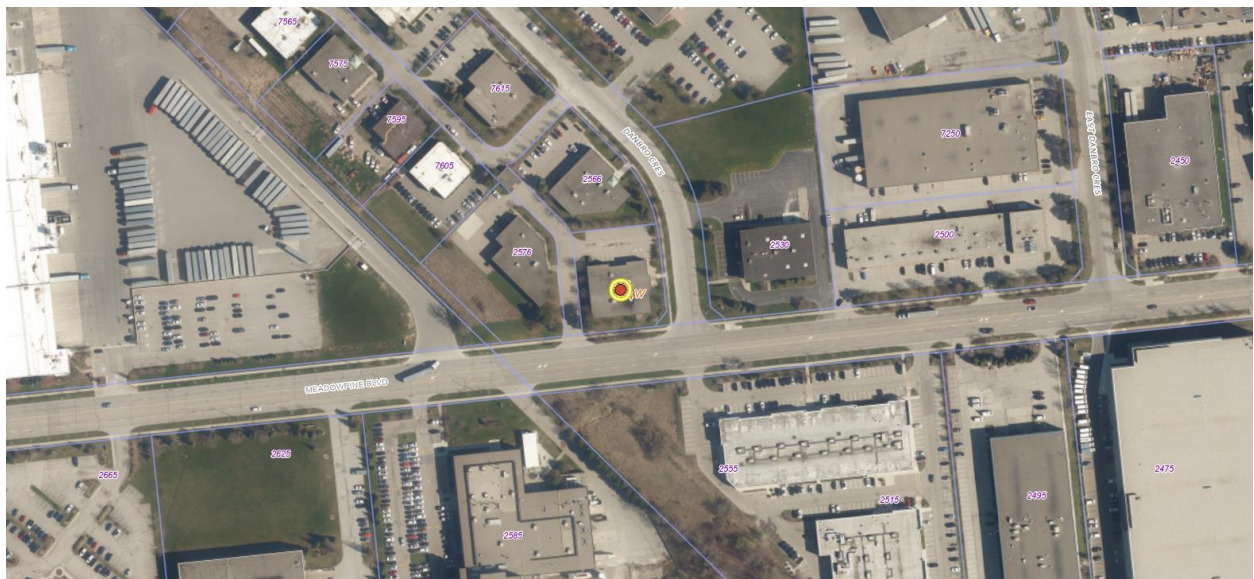
Zoning: E2-1 - Employment

Other Applications: None

Site and Area Context

The subject property is located at the north-west corner of the Danbro Crescent and Meadowpine Boulevard intersection in the Meadowvale Business Park Corporate Centre. It

The applicant proposes an increase in the accessory daycare space requiring a variance for accessory use gross floor area.



Planning

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

Planning staff note the same proposal (A350.24) was refused by the Committee of Adjustment on May 8th, 2025. To support the refusal decision, the Committee cited concerns with the parking layout, access to the site, location of the proposed outdoor playground area and vehicle manoeuvrability and circulation.

The subject property is located in the Meadowvale Business Park Corporate Centre and is designated Business Employment in Schedule 10 of the Mississauga Official Plan (MOP). 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. While the Business Employment designation does not permit day cares as a primary use, accessory uses are permitted. Accessory uses are generally limited to a maximum of 20% of the total gross floor area and are to be clearly subordinate to the functioning permitted primary use. The application proposes a day care use as a primary use on the property rather than an accessory use. As such, Planning staff are of the opinion that the general intent and purpose of the official plan is not maintained in this instance.

Planning staff have concerns regarding the potential impacts that would result from permitting a sensitive land use as the primary use when considering abutting Employment zoned properties. Planning staff are of the opinion that there are clear MOP policies and zoning regulations that discourage the significant increase in gross floor area dedicated to accessory uses in Employment zones. Furthermore, staff are of the opinion the intent and purpose of the zoning by-law is not maintained by permitting a sensitive land use specifically excluded from the zone category as a primary use. It should also be noted that in order to have a licensed day care, the province requires an outdoor play area for children. For this site, the only possible location for the outdoor play area is along a major collector road (Meadowpine Boulevard) and a busy local road (Danbro Crescent) frequented by heavy commercial traffic. Planning staff have concerns that this not an appropriate or desirable location for an outdoor play area associated with the day care. As such, the proposal cannot be considered minor in nature and does not result in appropriate development of the subject property.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

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





Comments Prepared by: Mark Moores, Development Engineering

Appendix 2 – Zoning Comments

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

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

Comments Prepared by: Carrie Chan Patch, Zoning Examiner

Appendix 3 – Parks, Forestry & Environment

Forestry Comments

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

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

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

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

Comments Prepared by: Jamie Meston, Landscape Technician

Appendix 4 – Region of Peel Comments

We have no comments or objections.

Comments Prepared by: Petrele Francois, Junior Planner



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A104.25
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 1381 Victor Ave, zoned R2-1 - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow a driveway proposing:

1. A side yard setback to the driveway of 0.14m (approx. 0.46ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 0.60m (approx. 1.97ft) in this instance;
2. A side yard setback to hardscaping of 0.08m (approx. 0.26ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 0.61m (approx. 2.00ft) in this instance;
3. A walkway width of 1.89m (approx. 6.20ft) attached to the driveway whereas By-law 0225-2007, as amended, permits a maximum walkway width of 1.50m (approx. 4.92ft) in this instance; and
4. A driveway width of 7.89m (approx. 25.89ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.0m (approx. 19.69ft) in this instance.

The Committee has set **Thursday, July 24, 2025 at 1:00 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

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City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-07-17	File(s): A104.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 7/24/2025 1:00:00 PM

Consolidated Recommendation

The City recommends that the application be deferred.

Application Details

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

1. A side yard setback to the driveway of 0.14m (approx. 0.46ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 0.60m (approx. 1.97ft) in this instance;
2. A side yard setback to hardscaping of 0.08m (approx. 0.26ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 0.61m (approx. 2.00ft) in this instance;
3. A walkway width of 1.89m (approx. 6.20ft) attached to the driveway whereas By-law 0225-2007, as amended, permits a maximum walkway width of 1.50m (approx. 4.92ft) in this instance; and
4. A driveway width of 7.89m (approx. 25.89ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.0m (approx. 19.69ft) in this instance.

Background

Property Address: 1381 Victor Ave

Mississauga Official Plan

Character Area: Mineola Neighborhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

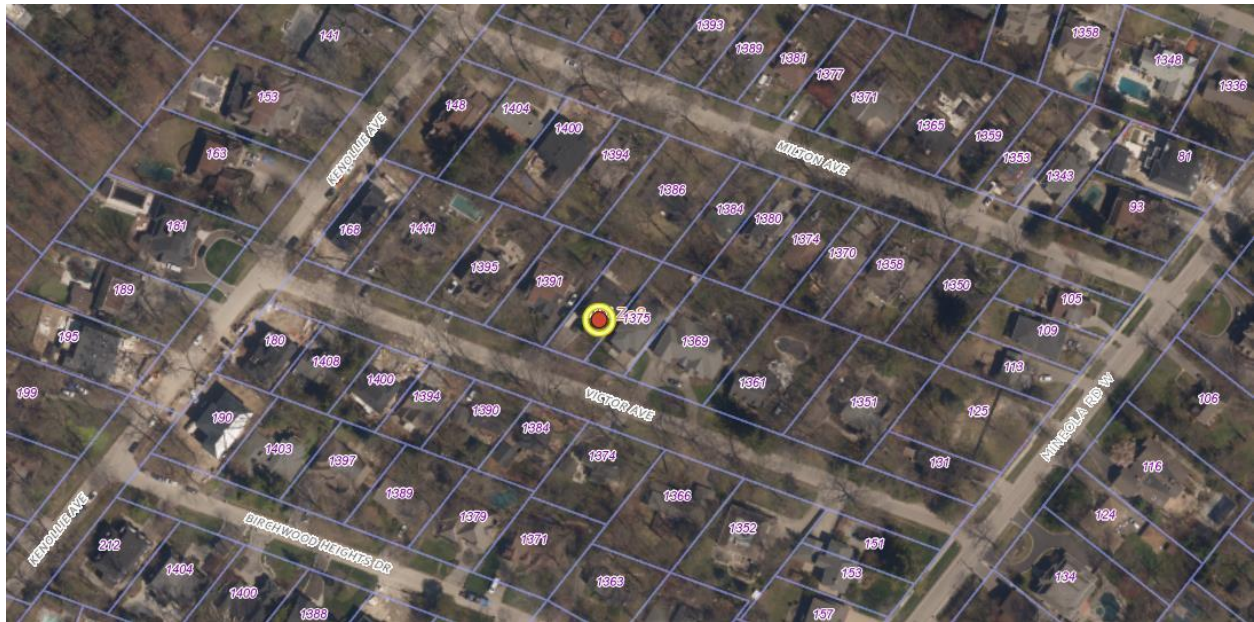
Zoning: R2-1 - Residential

Other Applications: None

Site and Area Context

The subject property is located within the Mineola Neighbourhood Character Area, northwest of the Mineola Road West and Hurontario Street intersection. The neighbourhood is entirely residential, consisting of one and two storey detached dwellings with mature vegetation. The subject property contains an existing two-storey detached dwelling with little vegetation.

The applicant is proposing to legalize an existing driveway requesting variances for driveway width, walkway width, side yard setbacks to driveway and 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 are as follows:

The application was deferred by the Committee of Adjustment on May 8, 2025, to address Transportation and Works (TW) staff's concerns regarding drainage and to provide satisfactory grading plans.

The applicant has since worked with TW staff and provided the necessary information. TW staff note no concerns with the application.

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

All the requested variances pertain to the driveway and walkway in the front yard, along with setbacks to the hardscaping. The intent of the driveway width regulations is to ensure that the driveway can suitably accommodate two vehicles parked side by side, with the remainder of the front yard being soft landscaping. The intent of the walkway attachment provision is to help define the entryway and to permit safe movement of pedestrians to the dwelling. The general intent of the driveway setback regulation is to ensure appropriate drainage can be maintained and a visual separation of properties is provided.

While Planning staff are not in a position to provide a zoning review, and Zoning staff have not vetted the variances, staff are of the opinion that the walkway width calculation appears incorrect. It appears that the walkway is a part of the driveway width calculation in this instance. As such, the variances requested may be incorrect.

Staff further note that while the driveway width appears to be for only a portion of the driveway, the proposed width of 7.89m (25.89ft) is excessive. Staff typically do not support a driveway width increase of this magnitude and as such, recommend that the driveway be redesigned.

Given the above, staff recommend that the application be deferred to accurately capture all variances and redesign the driveway.

Comments Prepared by: Shivani Chopra, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

This Department has been in contact with the applicant's Consultant with regards to updates to the grading plan for changes that are required on site. The grading plan is now sufficient. All required changes on site will be inspected by our Development Construction Section at the time of Final Grading approval.

Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

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

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

Comments Prepared by: Carrie Chan Patch, Zoning Examiner

Appendix 3 – Parks, Forestry & Environment

Forestry Comments

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

1. No public trees shall be injured or removed. If public tree injury or removal is required, a permit must be issued as per By-law 0020-2022.
2. No private trees shall be injured or removed. If a private tree with a diameter of 15 centimetres or greater on private property is to be injured or destroyed, a permit must be issued as per By-law 0021-2022.

3. Please note if a tree is identified as a shared tree with the adjacent property owner, and the applicant intends to apply for a Tree Removal Permit, written consent must be obtained by both parties.

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

Additionally, the entire property is encompassed by a Residential Woodland (known as site M14) within the City's Natural Heritage System and zoned R2-1. Section 6.3.24 of the Mississauga Official Plan states that the Natural Heritage System will be protected, enhanced, restored, and expanded through the following measures:

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

Based on the description of the relief required from the zoning by-law outlined, the proposed minor variances relate to existing conditions and are not expected to impact the natural heritage features that are characteristic of the Residential Woodland. On this basis, Community Services – Forestry, have no objections to the requested minor variances. Should the application be approved, Community Services – Forestry provides the following recommendation:

- In an effort to maintain and enhance the natural heritage features present within the property, Forestry recommends that any tree replacements required through the City's Private Tree Bylaws and Public Tree Bylaws should only include native species that are common to the local watershed and appropriate for the site conditions. We recommend that selection of seed mix and trees be supported by reviewing the following guidelines prepared by the Credit Valley Conservation Authority (CVC):
 - Credit Valley Conservation Authority. (2018). Plant Selection: Species List for Planting Plans within the Credit River Watershed. Link: <https://cvc.ca/document/plant-selection-guideline-species-list-for-planting-plans-within-the-credit-river-watershed/>

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

Comments Prepared by: Jamie Meston, Landscape Technician

Appendix 4 – Region of Peel Comments**Minor Variance Application: A-25-104M / 1381 Victor Avenue**

Development Engineering: Sabrina Martins (sabrina.martins@peelregion.ca)|(905) 791- 7800 x3094

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: A106.25
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 1375 Victor Ave, zoned R2-1 - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow a driveway proposing:

1. A side yard setback to the driveway of 0.25m (approx. 0.82ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 0.60m (approx. 1.97ft) in this instance;
2. A side yard setback to hardscaping of 0.19m (approx. 0.62ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 0.61m (approx. 2.00ft) in this instance;
3. A walkway width of 1.83m (approx. 6.00ft) attached to the driveway whereas By-law 0225-2007, as amended, permits a maximum walkway width of 1.50m (approx. 4.92ft) in this instance;
4. A driveway width of 6.72m (approx. 22.05ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.0m (approx. 19.69ft) in this instance; and
5. A pavestone pad walkway width of 2.0m (approx. 6.56ft) attached to the driveway whereas By-law 0225-2007, as amended, permits a maximum walkway width of 1.50m (approx. 4.92ft) in this instance.

The Committee has set **Thursday, July 24, 2025 at 1:00 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

How to participate:

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

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

- 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: 2025-07-17	File(s): A106.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 7/24/2025 1:00:00 PM

Consolidated Recommendation

The City has no objection to the application. The applicant may wish to defer the application to ensure the accuracy of the requested variances and that additional variances are not required.

Application Details

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

1. A side yard setback to the driveway of 0.25m (approx. 0.82ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 0.60m (approx. 1.97ft) in this instance;
2. A side yard setback to hardscaping of 0.19m (approx. 0.62ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 0.61m (approx. 2.00ft) in this instance;
3. A walkway width of 1.83m (approx. 6.00ft) attached to the driveway whereas By-law 0225-2007, as amended, permits a maximum walkway width of 1.50m (approx. 4.92ft) in this instance;
4. A driveway width of 6.72m (approx. 22.05ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.0m (approx. 19.69ft) in this instance; and
5. A pavestone pad walkway width of 2.0m (approx. 6.56ft) attached to the driveway whereas By-law 0225-2007, as amended, permits a maximum walkway width of 1.50m (approx. 4.92ft) in this instance.

Background

Property Address: 1375 Victor Ave

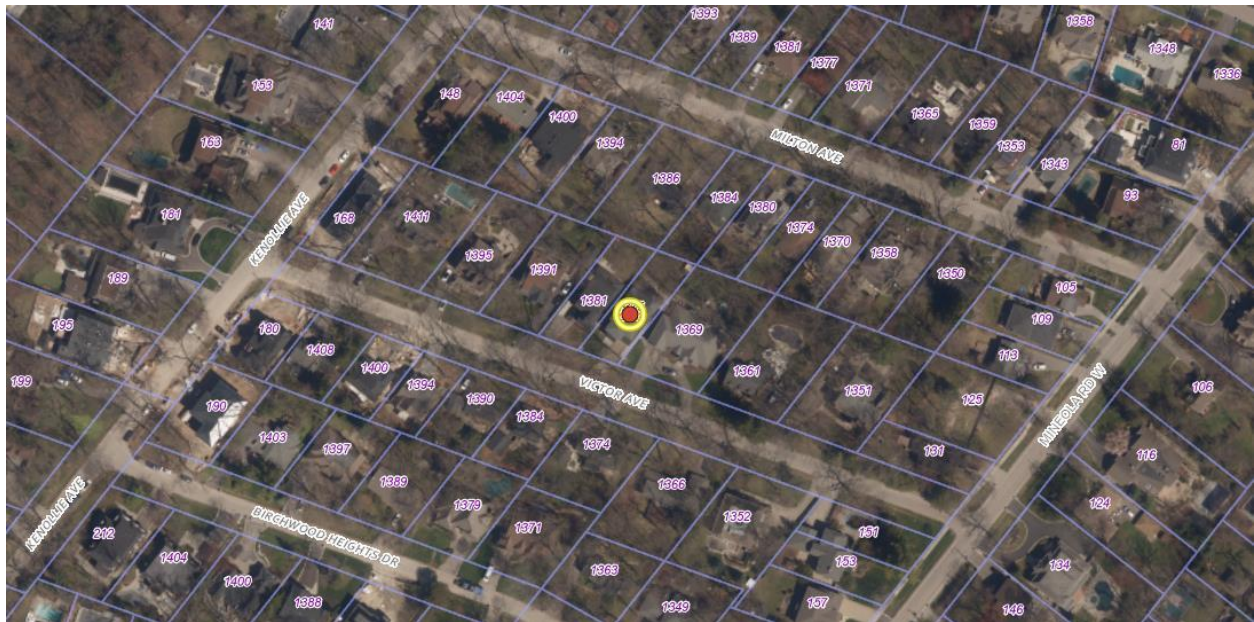
Mississauga Official Plan

Character Area: Mineola Neighborhood
Designation: Residential Low Density I

Zoning By-law 0225-2007**Zoning: R2-1 - Residential****Other Applications: None****Site and Area Context**

The subject property is located within the Mineola Neighbourhood Character Area, northwest of the Mineola Road West and Hurontario Street intersection. The neighbourhood is entirely residential, consisting of one and two storey detached dwellings with mature vegetation. The subject property contains an existing two-storey detached dwelling with little vegetation.

The applicant is proposing to legalize an existing driveway requesting variances for driveway width, walkway width and side yard setbacks to driveway and 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 are as follows:

The application was deferred by the Committee of Adjustment on May 8, 2025, to address Transportation and Works (TW) staff's concerns regarding drainage and to provide satisfactory grading plans.

The applicant has since worked with TW staff and provided the necessary information. TW staff note no concerns with the application.

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

All the requested variances pertain to the driveway and walkway in the front yard, along with setbacks to the hardscaping. The intent of the driveway width regulations is to ensure that the driveway can suitably accommodate two vehicles parked side by side, with the remainder of the front yard being soft landscaping. The intent of the walkway attachment provision is to help define the entryway and to permit safe movement of pedestrians to the dwelling while prohibiting additional vehicle parking. The general intent of the driveway setback regulation is to ensure appropriate drainage can be maintained and a visual separation of properties is provided.

Staff are satisfied that the proposed driveway width does not create excessive hardscaping on the subject property, that the increase of driveway width of 0.72m or 2.3ft will not facilitate additional parking. The increased width is only required for the portion of the driveway at the garage face. The driveway maintains a width of 6.2m (20.4ft) at the street, which is a very minor increase from the permissible 6m (19.68ft). Additionally, staff note that the width of the proposed walkway is smaller than the legal parking space width of 2.6m (8.5ft) and will not sufficiently accommodate additional parking. Lastly, TW staff note no drainage concerns with reference to the hardscaping setbacks, and the location of the driveway maintains appropriate visual separation between properties.

Given the above, staff are of the opinion that the driveway and walkway are appropriately sized for the property and the proposed variances are minor in nature. Staff are satisfied that the variances, both individually and cumulatively will not create any undue impacts to adjoining properties or the planned or existing character of the area. Therefore, in staff's opinion the application maintains the intent of both the official plan and zoning by-law, is minor in nature and represents appropriate development of the subject property.

Comments Prepared by: Shivani Chopra, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

This Department has been in contact with the applicant's Consultant with regards to updates to the grading plan for changes that are required on site. The grading plan is now sufficient. All required changes on site will be inspected by our Development Construction Section at the time of Final Grading approval.

Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

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

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

Comments Prepared by: Carrie Chan Patch, Zoning Examiner

Appendix 3 – Parks, Forestry & Environment

Forestry Comments

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

1. No public trees shall be injured or removed. If public tree injury or removal is required, a permit must be issued as per By-law 0020-2022.
2. No private trees shall be injured or removed. If a private tree with a diameter of 15 centimetres or greater on private property is to be injured or destroyed, a permit must be issued as per By-law 0021-2022.

3. Please note if a tree is identified as a shared tree with the adjacent property owner, and the applicant intends to apply for a Tree Removal Permit, written consent must be obtained by both parties.

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

Additionally, the entire property is encompassed by a Residential Woodland (known as site M14) within the City's Natural Heritage System and zoned R2-1. Section 6.3.24 of the Mississauga Official Plan states that the Natural Heritage System will be protected, enhanced, restored, and expanded through the following measures:

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

Based on the description of the relief required from the zoning by-law outlined, the proposed minor variances relate to existing conditions (driveway) and are not expected to impact the natural heritage features that are characteristic of the Residential Woodland. On this basis, Community Services – Forestry, have no objections to the requested minor variances. Should the application be approved, Community Services – Forestry provides the following recommendation:

- In an effort to maintain and enhance the natural heritage features present within the property, Forestry recommends that any tree replacements required through the City's Private Tree Bylaws and Public Tree Bylaws should only include native species that are common to the local watershed and appropriate for the site conditions. We recommend that selection of seed mix and trees be supported by reviewing the following guidelines prepared by the Credit Valley Conservation Authority (CVC):
 - Credit Valley Conservation Authority. (2018). Plant Selection: Species List for Planting Plans within the Credit River Watershed. Link: <https://cvc.ca/document/plant-selection-guideline-species-list-for-planting-plans-within-the-credit-river-watershed/>

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

Comments Prepared by: Jamie Meston, Landscape Technician

Appendix 4 – Region of Peel Comments**Minor Variance Application: A-25-106M / 1375 Victor Avenue**

Development Engineering: Sabrina Martins (sabrina.martins@peelregion.ca)|(905) 791- 7800 x3094

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