
Committee of Adjustment

Date: August 14, 2025
Time: 1:00 PM
Location: Council Chambers, Civic Centre, 2nd Floor
300 City Centre Drive, Mississauga, Ontario, L5B 3C1
and Online Video Conference

Members

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

Contacts

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905-615-3200 ext.5507 or 8246
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PUBLIC MEETING STATEMENT: While some planning matters, such as consent or minor variance applications, do not specifically require that you participate in the process in order to appeal, the OLT has the power to dismiss an appeal without holding a hearing if the appeal is not based on any apparent land use planning grounds and is not made in good faith or is frivolous or vexatious, or is made only for the purpose of delay.

Send written submissions or request notification of future meetings to:

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

Requests to speak:

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

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

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1. CALL TO ORDER
 2. DECLARATION OF CONFLICT OF INTEREST
 3. DEFERRALS OR WITHDRAWALS
 4. MATTERS TO BE CONSIDERED
 - 4.1 B23.25 A238.25 A239.25
38 Woodlawn Ave (Ward 1)
 - 4.2 B32.21 A191.21 A192.21
1949 Lincoln Green Way (Ward 8)
 - 4.3 A225.25
1416 Shadowa Rd (Ward 2)
 - 4.4 A227.25
906 Ninth St (Ward 1)
 - 4.5 A228.25
1060 Mississauga Heights Dr (Ward 7)
 - 4.6 A229.25
520 Matisse Pl (Ward 11)
 - 4.7 A232.25
110 Ambassador Dr (Ward 5)
 - 4.8 A234.25
1322 Northmount Ave (Ward 1)
 - 4.9 A235.25
3631 Molly Ave (Ward 4)
 - 4.10 A236.25
2058 Springbank Rd (Ward 8)
 - 4.11 A237.25
2437 Genevieve Dr (Ward 7)
 - 4.12 A240.25
389 Temagami Cres (Ward 2)

- 4.13 A242.25
 199 Kenollie Ave (Ward 1)
- 4.14 A112.25
 6912 Amour Terr (Ward 11)
- 4.15 A120.25
 1167 Strathy Ave (Ward 1)

5. OTHER BUSINESS

6. ADJOURNMENT



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: B23.25 A238.25 A239.25
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 38 Woodlawn Ave, zoned RM7-5 - Residential, has applied for consent under Section 53 and minor variance(s) under Section 45 of the Planning Act.

B23.25

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 7.62m (approx. 25.00ft) and an area of approximately 289.29sq m (approx. 3,113.89sq ft).

A238.25

The applicant requests the Committee to approve a minor variance for the severed lands of B23.25 to allow the construction of a new dwelling proposing:

1. A lot coverage of 45.52% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 45.00% in this instance; and
2. One parking space whereas By-law 0225-2007, as amended, requires a minimum of four parking spaces in this instance.

A239.25

The applicant requests the Committee to approve a minor variance for the retained lands of B23.25 to allow the construction of a new dwelling proposing:

1. A lot coverage of 45.55% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 45.00% in this instance; and
2. One parking space whereas By-law 0225-2007, as amended, requires a minimum of four parking spaces in this instance.

The Committee has set **Thursday, August 14, 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: 2025-08-07 To: Committee of Adjustment From: Committee of Adjustment Coordinator	File(s): B23.25 A238.25 A239.25
	Meeting date: 8/14/2025 1:00:00 PM

Consolidated Recommendation

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

B23.25

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 7.62m (approx. 25.00ft) and an area of approximately 289.29sq m (approx. 3,113.89sq ft).

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The applicant requests the Committee to approve a minor variance for the severed lands of B23.25 to allow the construction of a new dwelling proposing:

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The applicant requests the Committee to approve a minor variance for the retained lands of B23.25 to allow the construction of a new dwelling proposing:

1. A lot coverage of 45.55% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 45.00% in this instance; and
2. One parking space whereas By-law 0225-2007, as amended, requires a minimum

of four parking spaces in this instance.

Amendments

Through discussion with the agent and correspondence received on xx, staff note that the following amendment has been requested by the agent:

A238.25

2. One parking space whereas By-law 0225-2007, as amended, requires a minimum of two parking spaces in this instance.

A239.25

2. One parking space whereas By-law 0225-2007, as amended, requires a minimum of two parking spaces in this instance.

Recommended Conditions and/or Terms of consent

- Appendix A – Conditions of Provisional Consent
- The variance application approved under File(s) "A238.25 and A239.25" must be finalized

Recommended Conditions and/or Terms of minor variance

- Variance(s) approved under file(s) "A238.25 and A239.25" shall lapse if the consent application under file "B23.25" is not finalized within the time prescribed by legislation.

Background

Property Address: 38 Woodlawn Ave

Mississauga Official Plan

Character Area: **Port Credit Neighbourhood (East)**
Designation: **Residential Low Density II**

Zoning By-law 0225-2007

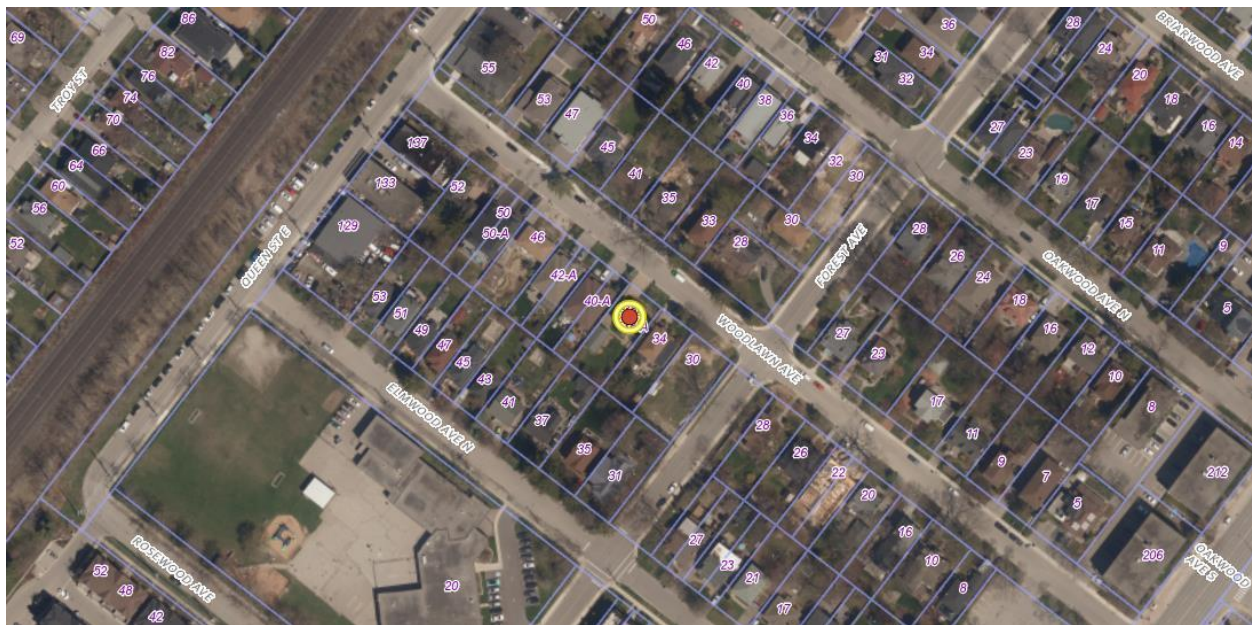
Zoning: RM7-5 - Residential

Other Applications: BPA-122793

Site and Area Context

The subject property is located within the Port Credit Neighbourhood Character Area, northeast of Hurontario Street and Lakeshore Road East. The surrounding area primarily consists of semi-detached and detached dwellings with lot frontages ranging from approximately 6.80 m (22.30ft) to 15 m (49.21ft). There are commercial and employment uses north of the subject property fronting onto Queen Street East. The subject property contains an existing two-storey dwelling with some vegetation in the front yard.

The applicant is proposing to sever the subject property for the purpose of developing semi-detached dwellings with two attached Additional Residential Units (ARU) requiring variances for lot coverage and parking spaces.



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:

Staff note that the subject property was before the Committee of Adjustment for an identical severance application on February 25, 2021 under file B7.21. Staff were supportive of the application at the time and the application was approved by the Committee. However, the approval lapsed as the associated conditions were not fulfilled within the prescribed timeframe. The applicant is now seeking reapproval of the same severance.

The retained and severed parcel propose lot frontages of 7.62 m (25ft) and lot areas of approximately 289.29 m² (3113.89ft²). The zoning by-law requires lot frontages of 6.80 m and lot areas of 200 m² (2152.78ft²)

The proposed severance meets the by-law requirements for both lot frontage and lot area for both the severed and retained lots resulting in no variances being required to facilitate the land severance.

Staff remain of the opinion that the application remains in conformity to Section 51(24) of the Planning Act, more specifically that the application conforms to the official plan. Furthermore, staff are of the opinion that both proposed parcels would be suitable to accommodate semi-detached dwellings

The subject property is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP). The subject property is located within the North Residential Neighbourhood Precinct (Credit Grove) of the Port Credit Local Area Plan. Section 10.3 (Neighbourhood Character Area) of the Port Credit Local Area Plan seeks to ensure development is sensitive to the existing low-rise area context while reinforcing the planned character of the area. The official plan and zoning by-law envisions a mix of dwelling types on lots with an eclectic lot fabric in the surrounding area. Bill 23, More Homes Built Faster Act, 2022, requires official plans and zoning by-laws to permit “as of right” small-scale residential uses of up to three units per lot in areas where municipal services are available. The applicant is proposing an attach ARU’s for each of the semi-detached dwellings which are permitted as of right.

Variance #1 seeks an increase in lot coverage to facilitate the construction of two semi-detached dwellings. The intent in restricting lot coverage is to ensure that there isn’t an

overdevelopment of the lot which would impact the streetscape as well as abutting properties. Staff are of the opinion that the proposed lot coverage of 45.55% and 45.52% represents a minimal increase over the maximum permitted lot coverage of 45% and that the proposal does not represent an overdevelopment of the subject property. The proposed development is in line with both original and newer dwellings in the surrounding context. Staff note that the dwelling in both situations, accounts for approximately 40.6% of the total lot coverage, while approximately 4.9% is attributed to the front porch and cantilevered balconies. Staff are satisfied that the increase in lot coverage for both minor variance applications is minor in nature and response appropriate development of the site.

Variance #2 requests the Committee to approve 1 parking space being provided on site, whereas the zoning by-law requires 2 parking spaces wholly contained on site. Planning staff have received confirmation from zoning staff through informal correspondence that the proposed attached ARU's does not require additional parking spaces. Based on this, each semi-detached dwelling requires 2 parking spaces. Municipal Parking staff have reviewed the variances request as amended and note as follows:

The proposal is for two semi-detached dwellings with two accessory dwelling units (ADU's) proposed. As such, 2.0 parking spaces are required for each semi, or otherwise 4.0 spaces in total. Overall, this proposal is requesting a 50% parking deficiency on-site.

In reviewing the Site Plan drawing by Huis Design Studio Ltd. dated July 29th, 2025, the primary semi-detached dwellings will each have one parking space without a garage confirming that the site will be deficient in parking spaces that are required as per the City's Zoning By-law. Per the submitted application materials, a portion of the driveway of this property is located outside of property boundaries; therefore, the driveway is partially in the municipal right-of-way. A driveway would constitute space for cars to park, but these spaces are not in compliance with the City's Zoning By-law. On the other hand, based on the dimensions as shown in the Site Plan, the portion of the driveway outside of the property boundaries could accommodate a standard parking space.

Staff note, there are parking restrictions on Woodlawn Avenue; there are prohibitions to parking on-street as per the City's Traffic By-law.

The Applicant has not provided satisfactory justification to support the proposed parking reduction per the Parking Terms of Reference; Municipal Parking staff recommend the application be deferred pending the submission of the required justification. The Applicant should confirm the terms of reference requirements with staff prior to re-submission.

Based on the submitted drawings, the proposed driveway appears to accommodate two vehicles parked in tandem; with one of the parking spaces being accounted for in the public boulevard of the driveway. This configuration is common along Woodlawn Avenue and in the broader community. Irregardless of Municipal Parking comments, Planning staff have no issues or concerns supporting the proposed variance.

It is staff's opinion that the proposed development is sympathetic to the surrounding area and is capable of reasonably accommodating new dwellings. Furthermore, the proposed lot sizes and frontages (both the retained and severed) are generally consistent with existing properties in the

area. As such, it is staff's opinion that the proposed development is appropriate and sensitive form of intensification and is minor in nature.

Comments Prepared by: Sara Ukaj, Planning Associate

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' 23/25.

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

3. Acoustical Report

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

4. Development Agreement

Upon the review of the Acoustical Report which would contain the appropriate Warning Clauses, the owner may be required to enter into a Development Agreement which is to be registered against title of the subject lands. The said agreement is to advise any prospective purchasers

that, despite the inclusion of noise control features, noise levels emanating from the Metrolinx tracks may continue to be of concern, occasionally interfering with some of the activities of the dwelling occupants as the noise exposure level may exceed the noise criteria of the municipality and the Ministry of the Environment and Climate Change.

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

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

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

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

B. GENERAL INFORMATION

1. Lot Grading and Drainage

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

2. Servicing

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

3. Access

The applicant will be required to apply for Access Modification Permits prior to Site Plan Approval and/or Building Permit Issuance. We advise the applicant that all costs incurred in providing any new driveway entrance(s) to the subject lands or any modifications/reinstatement required, would be at cost to the owner. Driveway accesses shall maintain a 1.5m setback

from aboveground features such as utilities and trees. We are also noting that should any utilities need to be relocated, all costs incurred will also be to the owner.

4. Storm Sewer Outlet

The storm sewer outlet for this property is the existing 375mm Dia. Storm sewer located on Woodlawn Avenue. Please note that a rear lot catch basin may be required. Where existing sewer capacity exists, applicants are encouraged to design the basement elevation to be at least 1.0 meter above the elevation of the on-street storm sewer obvert to eliminate the need for a sump pump. In situations where a sump pump is required and where a high groundwater table may exist, the sump pump may run continuously. The applicants are encouraged to design the weeping tile elevation to be at least 1.0 meter above the seasonal groundwater elevation. The owner is advised that the City has no obligations to address any concerns related to the operation of private sump pump systems.

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

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

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





Appendix 2 – Zoning Comments

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

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

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

Building Permit Application BPA-122793 is still in a pre-screening review. Zoning has not yet received the drawings and materials. Without the benefit of a fulsome review of the drawings

and materials, the variances requested cannot be confirmed at this time. There may be some changes to the variances as requested, and there may also be some additional variances required. Zoning staff would like the opportunity to complete the review and advise the applicant through the process the variances required to the applicable zoning provisions.

The City amended the Official Plan and Zoning By-law to allow semi-detached homes to be built in residential areas that have historically been limited to detached homes; and to update the lot requirements to allow for smaller lots.

Comments Prepared by: Ladan Javanbakht-Samani, 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 Woodlawn Avenue. This figure is subject to the most recent Fees and Charges By-law at the time of payment and is therefore subject to change.

In addition, Forestry notes the following:

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

3. Please note if a tree is identified as a shared tree with the adjacent property owner, and the applicant intends to apply for a Tree Removal Permit, written consent must be obtained by both parties.
4. Payment for street tree fees and other charges can be made at the Parks and Forestry customer service counter located at 950 Burnhamthorpe Road West, in the form of a certified cheque, bank draft, or money order made payable to "The Corporation of the City of Mississauga". A Submission of Fees and Securities form is required to process payment. Please contact Jamie Meston to request a Submission of Fees and Securities form and any other inquiries regarding the payment process.

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

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

Comments Prepared by: Jamie Meston, Landscape Technician

Appendix 4 – Heritage

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

Comments Prepared by: Andrew Douglas, Heritage Analyst

Appendix 5 – Region of Peel Comments

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.

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 6 – Metrolinx

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

GO/HEAVY-RAIL – CONDITIONS OF APPROVAL

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

the possibility that Metrolinx or any railway entering into an agreement with Metrolinx to use the right-of-way or their assigns or successors as aforesaid may expand or alter their operations, which expansion or alteration may affect the environment of the occupants in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual lots, blocks or units.

Comments Prepared by: Jenna Auger, Project Analyst

Appendix A – Conditions of Provisional Consent

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

1. Approval of the draft reference plan(s), as applicable, shall be obtained at the Committee of Adjustment office, and; the required number of prints of the resultant deposited reference plan(s) shall be received.
2. An application amendment letter shall be received from the applicant or authorized agent confirming that the conveyed land shall be together with and/or subject to services easement(s) and/or right(s)-of-way, if necessary, in a location and width as determined by the Secretary-Treasurer based on written advice from the agencies having jurisdiction for any service or right for which the easement or right-of-way is required; alternatively, a letter shall be received from the applicant or authorized agent confirming that no services easement(s) and/or right(s)-of-way, are necessary.
3. A letter shall be received from the City of Mississauga, Manager of Zoning Plan Examination, indicating that the conveyed land and retained lands comply with the provisions of the Zoning By-law, or alternatively; that any variances are approved by the appropriate authorities and that such approval is final and binding. ("A" 238/25) ("A" 239/25)
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 August 7, 2025.
5. A letter shall be received from the City of Mississauga, Forestry, Community Services Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated August 7, 2025.
6. A letter shall be received from the City of Mississauga, Culture Division, Community Services Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated August 7, 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 August 7, 2025.
8. A letter shall be received from Metrolinx indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated August 7, 2025.



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: B32.21
Ward: 8

In Person and Virtual Public Hearing

Why you received this letter:

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

Details of the application and meeting information:

The property owner of 1949 Lincoln Green Way, zoned RL – Residential, has applied for Consent under Section 53 of the Planning Act. The applicant requests the approval of the Committee to sever a parcel of land for the creation of a new lot. The parcel of land has a frontage of approximately 15.24m (50ft) and an area of approximately 845.70sq m (9,103.04sq.ft).

A191/21:

The applicant has decided not to proceed with the matter and has subsequently requested the application be withdrawn from the Committee's agenda.

A192/21:

The applicant has decided not to proceed with the matter and has subsequently requested the application be withdrawn from the Committee's agenda.

The Committee has set **Thursday August 14, 2025 at 1:00 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown.

How to participate:

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

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

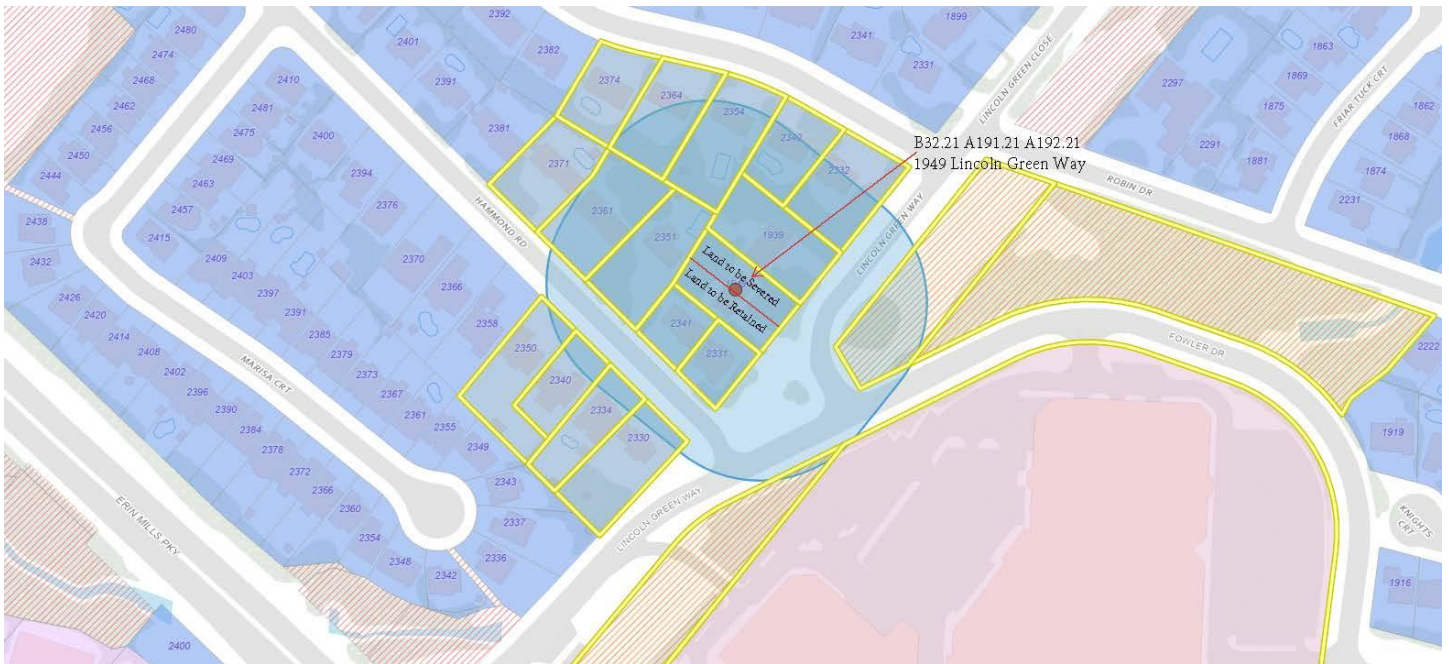
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Additional Information:

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

Committee of Adjustment Appeal Process:

The Province of Ontario's Bill 23, the More Homes Built Faster Act, 2022, limits who is allowed to appeal decisions made by the Committee of Adjustment. Going forward, only the applicant, the municipality, certain public bodies and the Minister can appeal a decision to the OLT. Individuals are no longer permitted to do so. If a person or public body has the ability to appeal the decision of the Committee of Adjustment in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to the Committee of Adjustment before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal. For more information please see the "Appeal process" section on the Committee of Adjustment webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.



Notice of Collection:

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: 2025-08-07 To: Committee of Adjustment From: Committee of Adjustment Coordinator	File(s): B32.21 Ward: 8
	Meeting date: 2025-08-14 1:00 PM

Consolidated Recommendation

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

Application Details

The applicant requests the approval of the Committee to sever a parcel of land for the creation of a new lot. The parcel of land has a frontage of approximately 15.24m (50ft) and an area of approximately 845.70sq m (9,103.04sq.ft).

A191/21:

The applicant has decided not to proceed with the matter and has subsequently requested the application be withdrawn from the Committee's agenda.

A192/21:

The applicant has decided not to proceed with the matter and has subsequently requested the application be withdrawn from the Committee's agenda.

Recommended Conditions and/or Terms

- Appendix A – Conditions of Provisional Consent

Background

Property Address: 1949 Lincoln Green Way

Mississauga Official Plan

Character Area: Sheridan Neighbourhood

Designation: Residential Low Density I

Zoning By-law 0225-2007

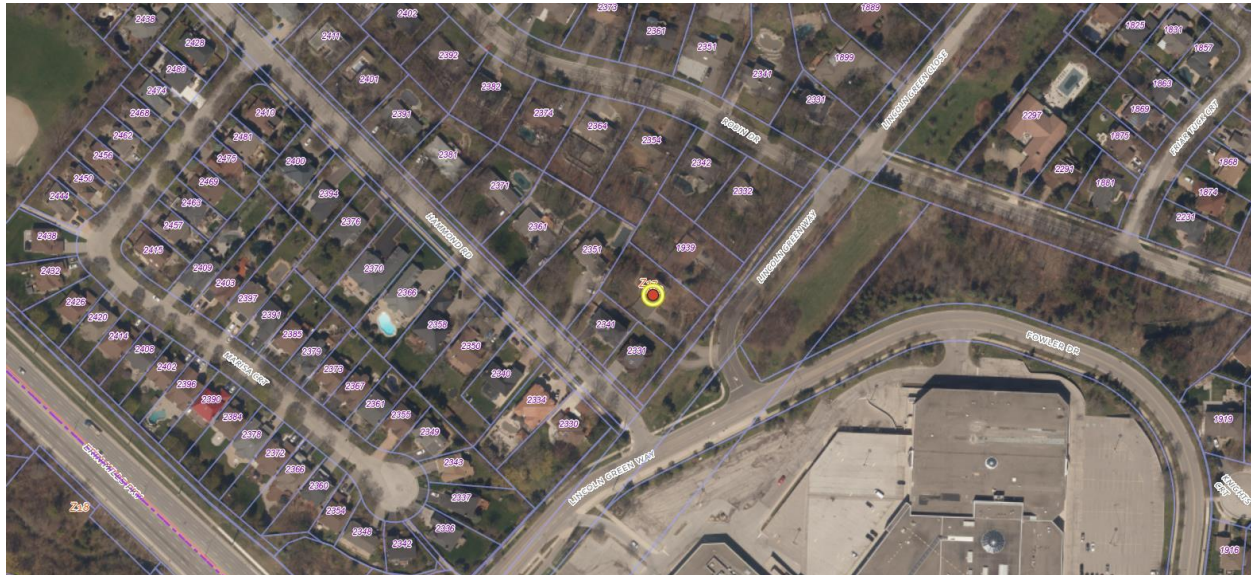
Zoning: RL - Residential

Other Applications: None

Site and Area Context

The subject property is located within the Sheridan Neighbourhood Character Area, northeast of the Erin Mills Parkway and Lincoln Green Way intersection. The immediate neighbourhood is primarily residential, consisting of large lots with frontages of approximately 22m to 30m. There are lots with 14m frontages in the surrounding area along Marisa Court. The neighbourhood consists of one or two storey detached dwellings with significant mature vegetation. South of the subject property is the hydro corridor and Sheridan Mall. The subject property contains an existing one storey dwelling with significant mature vegetation throughout the lot.

The applicant is proposing to sever the existing lot, creating two new parcels for the development of two detached dwellings.



Comments

Planning

Provincial Matters

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

Planning Act

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

Staff comments concerning the application are as follows:

The subject application was before the Committee of Adjustment on June 3, 2021, for an identical severance. The proposal also included associated minor variances pertaining to lot frontages, lot coverage and side yard setbacks. The lots at the time were zoned R-1 Residential. Planning staff had recommended that the application be refused at the time as the lots did not meet the by-law requirements for lot frontage (22.5m required versus 15.24m proposed) and required a lot coverage variance of 30% versus the permitted 25% under the R-1 zone regulations. The applicant deferred the application for further discussion with Planning staff.

On April 2nd, 2025, City Council passed By-law 0048-2025, amending City of Mississauga Zoning *By-law 0225-2007*, which consolidated the R1 to R11, R15, RM1 and RM2 zones into two new low-rise residential zones, being Residential Large (RL) and Residential Small (RS). The amendment also created new performance standards for each of the new zones. The subject property is now zoned RL. Following this amendment, the requirements for lot frontage were reduced from 22.5m (73.8ft) to 15m (49.2ft) in the RL zone. Given this revision, the severed and retained lot will meet both the lot area and frontage requirements under the new by-law. The RL zone also permits 35% lot coverage as of right. As such, the applicant has decided to withdraw both the minor variance applications.

The current application, B32.21, proposes a severance of the subject lot into two parcels to facilitate two detached dwellings.

The subject property is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan (MOP) within the Sheridan Neighbourhood Character Area. The Residential Low Density I designation permits only detached, semi-detached and duplex 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 surrounding area consists of lots that have frontages of approximately 14m (45.9ft) along Marisa Ct in the surrounding area. 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 two lots.

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' 32/21.

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

A. Items Required Prior to the Issuance of Final Consent

1. Overall Grading and Drainage Plan

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

2. Municipal Address Requirement

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

3. Relocate Streetlight Pole

The applicant is to make satisfactory arrangements with the City's Street Lighting & Projects Section, as well as with Alectra Utilities for the relocation of the pole on the frontage of the proposed driveway access of the severed lands. Written approval from both parties is to be supplied to this Department.

4. Site Line Analysis

Traffic Planning has concerns with the new driveway entrance along Lincoln Green Way. Given the location of the site and surrounding road geometry, there are significant visibility concerns regarding the proposed driveway. Should the Committee see merit in approval, Traffic Planning requests the applicant to provide a comprehensive sight line analysis and access review to the satisfaction of the City of Mississauga.

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. 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 375/450 mm storm sewer on Robin Drive through the existing storm pipe along the back of this property within the municipal storm easement. A storm connection approval will be required for the weeping tiles if their basement elevation 1.0 above the obvert of the storm sewer on the street, otherwise a sump pump will be required to discharge the weeping tile to grade. 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.

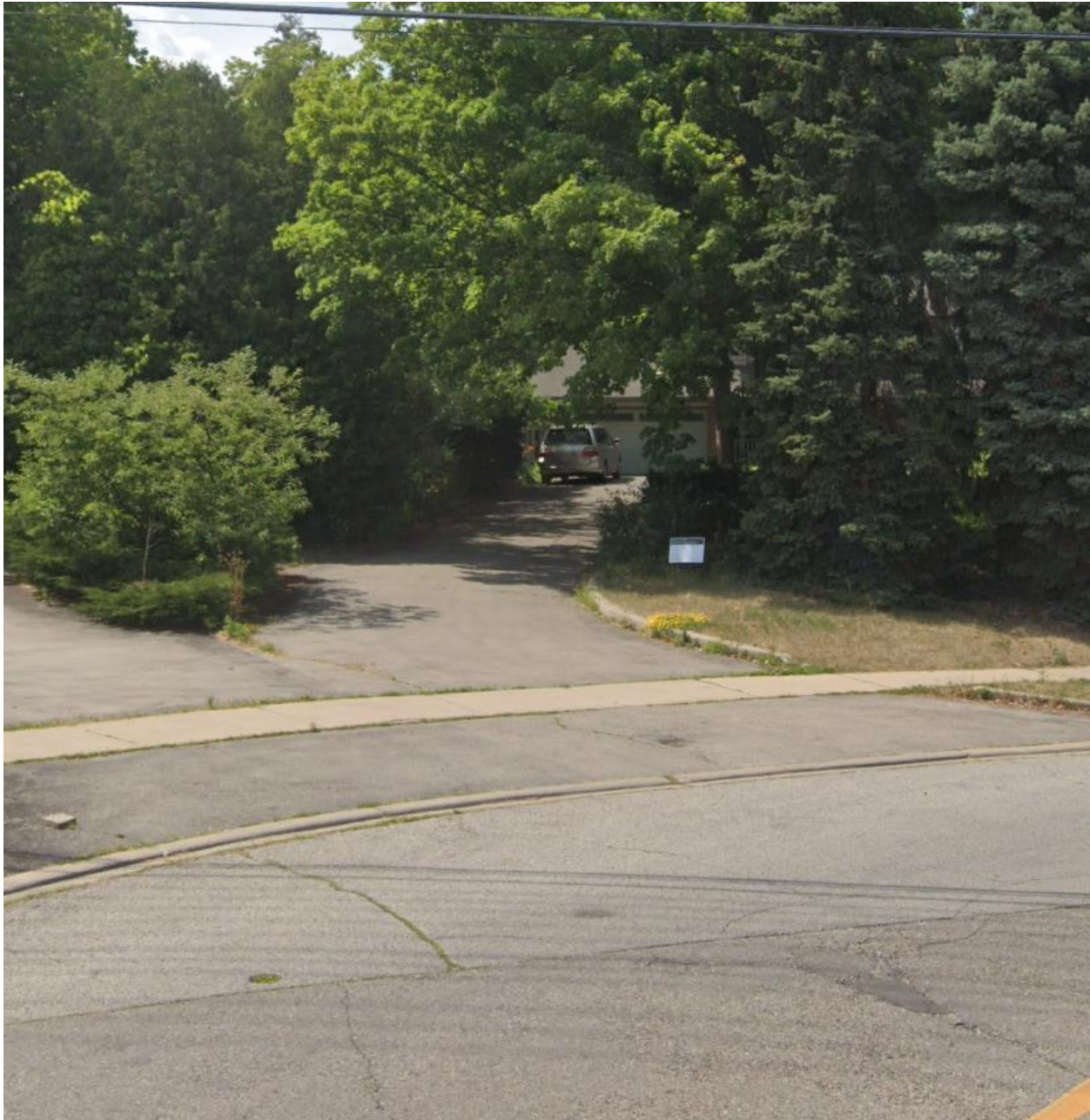
G. Russell,
Supervisor, Development Engineering South
905-615-3200, ext. 5833

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









Appendix 2 – Zoning Comments

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

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

following definition:

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

Comments Prepared by: Ladan Javanbakht-Samani, Zoning Examiner

Appendix 3 – Parks, Forestry & Environment

Park Planning Comments

The Parks 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 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: Camila Marczuk (905) 791-7800 x8230

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.

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

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

Comments Prepared by: Petrele Francois, Junior Planner

Appendix 5 – Hydro One

We are in receipt of your Application for Consent, B32/21 dated 2025-07-17. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at subdivision@Hydroone.com or 1-866-272-3330.

To confirm if Hydro One is your local distributor please follow the following link: [Stormcentre \(hydroone.com\)](https://stormcentre.hydroone.com)

Please select “Search” and locate the address in question by entering the address or by zooming in and out of the map.

If you have any further questions or inquiries, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre.

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 August 7, 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 August 7, 2025.



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A225.25
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 1416 Shadowa Rd, zoned RL-1 - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow an addition proposing:

1. Two kitchens whereas By-law 0225-2007, as amended, permits a maximum of one kitchen in this instance; and
2. A gross floor area – infill residential of 614.02sq m (approx. 6,609.25sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area – infill residential of 497.80sq m (approx. 5,358.28sq ft) in this instance.

The Committee has set **Thursday, August 14, 2025 at 1:00 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

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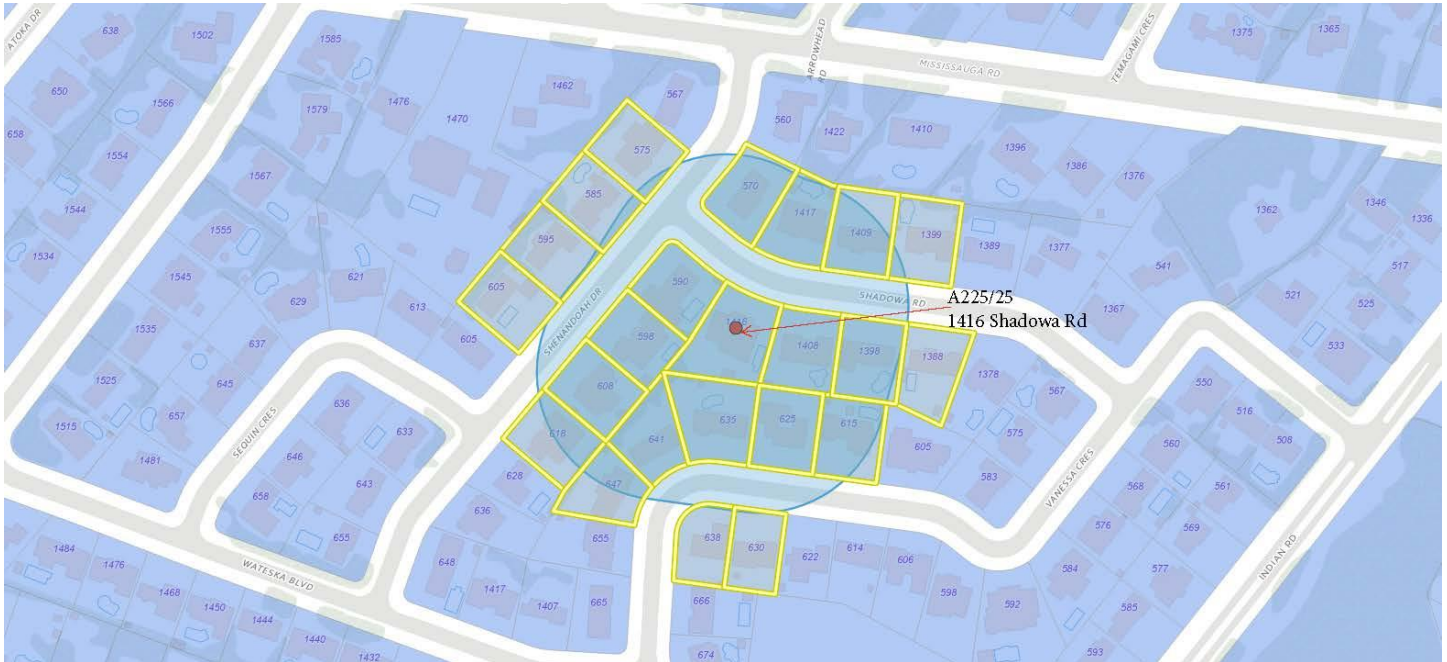
Additional Information:

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City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-08-07	File(s): A225.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 8/14/2025 1:00:00 PM

Consolidated Recommendation

The City has no objections to the application.

Application Details

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

1. Two kitchens whereas By-law 0225-2007, as amended, permits a maximum of one kitchen in this instance; and
2. A gross floor area – infill residential of 614.02sq m (approx. 6,609.25sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area – infill residential of 497.80sq m (approx. 5,358.28sq ft) in this instance.

Background

Property Address: 1416 Shadowa Rd

Mississauga Official Plan

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

Zoning By-law 0225-2007

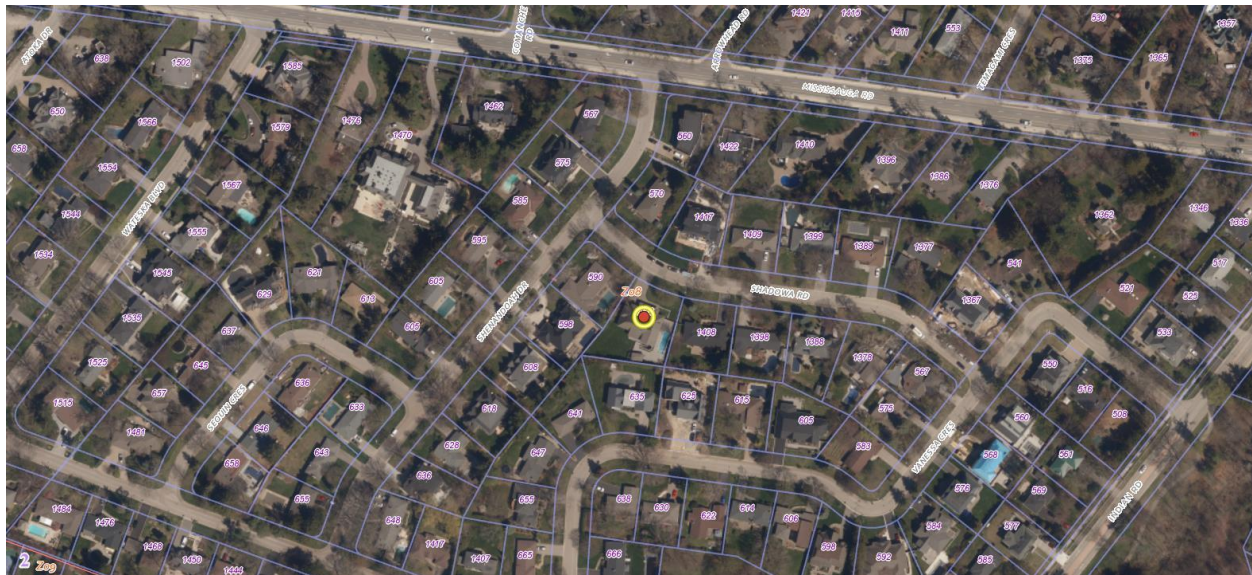
Zoning: RL-1 - Residential

Other Applications: BP 9NEW-25/7728

Site and Area Context

The subject property is located within the Clarkson – Lorne Park Neighbourhood, northwest of Mississauga Road and Indian Road. The subject property has an approximate lot area of +/- 1,544.46m² (16,624.42ft²) and contains a two-storey detached dwelling with some mature vegetation in the front yard. The neighbourhood is entirely residential consisting of one and two storey-detached dwellings, on lots with mature vegetation in the front yards.

The applicant is proposing a rear yard addition requiring variances for a second kitchen and gross floor area.



Comments

Planning

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

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

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

The subject property is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan (MOP) which permits only detached dwellings in this instance. Section 9 of MOP promotes development with appropriate urban form and site design, regulating that such development is compatible with the existing site conditions, the surrounding context, and the

landscape of the character area. Planning staff are of the opinion that the proposed addition is appropriately sited within the rear yard which minimizes potential impacts on the streetscape. Furthermore, the proposed design and materials are consistent with the existing dwelling, contributing to a cohesive built form. Staff is of the opinion that the general intent and purpose of the official plan is maintained.

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

Variance #1 proposes a gross floor area of 614.02m² (approx. 6,609.25ft²) where the by-law permits a maximum of 497.80m² (approx. 5,358.28ft²). The intent of the zoning by-law is to maintain compatibility between existing and newer dwellings to ensure that the existing and planned character of the neighbourhood is preserved. Staff note that the proposed increase in GFA will facilitate a rear addition to the existing dwelling. It is noted that while the increase in GFA is higher than what staff typically support, the massing of the addition is significantly mitigated by the location of the addition in the rear yard and the size of the large corner shaped lot. The massing impacts of the addition is limited to rear neighbouring properties thereby removing any visual impacts that the additional GFA may have on the streetscape. Based on the City's spatial mapping, existing vegetation along the side and rear lot lines appears to provide some screening from adjacent residential properties. Additionally, staff note that there are no variances requested for building setbacks, overall height or lot coverage of the dwelling thereby further demonstrating its compatibility with the surrounding context. Planning staff are of the opinion that the additional proposed GFA will not negatively impact the planned or existing character of the area.

Variance 2 requests an additional kitchen within the dwelling. The original intent of the restriction on second kitchens was to restrict the creation of second dwelling units. Given the implementation of second unit policies as well as new provincial legislation regulating three dwelling units as of right, staff are of the opinion that the addition of kitchen in this instance is minor in nature. The second kitchen is a proposed prep-kitchen and is located on the main floor of the dwelling. The kitchen does not impact the streetscape, adjacent properties or the neighbourhood.

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 off the opinion that the proposed addition will not have any significant impacts on neighbouring properties and represents appropriate development of the 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 addition will be addressed by our Development Construction Section through Building Permit BP 9NEW-25/7728.

Comments Prepared by: John Salvino, Development Engineering Technologist





Appendix 2 – Zoning Comments

The Building Division is processing Building Permit Application 25-7728. Based on the review of the information available in this application, the requested variance(s) is/are correct.

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

Comments Prepared by: Andrew Wemekamp, Zoning Plans Examiner.

Appendix 3 – Parks, Forestry & Environment

Forestry Comments

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

City Department and Agency Comments	File:A225.25	2025/08/07	7
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1. No public trees shall be injured or removed. If public tree injury or removal is required, a permit must be issued as per By-law 0020-2022.
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.
- All unutilized water and sanitary services shall be abandoned in accordance with Region of Peel design criteria. For more information, please contact Servicing Connections at (905) 791-7800 x7973 or by email at servicingconnections@peelregion.ca.

Comments Prepared by: Petrele Francois, Junior Planner



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A227.25
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 906 Ninth St, zoned RL - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow the construction of a new dwelling proposing a lot coverage of 38.92% (144.64sq. m) whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% (130.06sq. m) in this instance.

The Committee has set **Thursday, August 14, 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>.

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: 2025-08-07	File(s): A227.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:8/14/2025 1:00:00 PM

Consolidated Recommendation

The City recommends that the Committee have regard for all comments and evidence provided by the Applicant and area residents when assessing if the application meets the requirements of Section 45(1) of the Planning Act. The applicant may wish to defer the application to ensure the accuracy of the requested variances and that additional variances are not required.

Application Details

The applicant requests the Committee to approve a minor variance to allow the construction of a new dwelling proposing a lot coverage of 38.92% (144.64sq. m) whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% (130.06sq. m) in this instance.

Background

Property Address: 906 Ninth St

Mississauga Official Plan

Character Area: Lakeview Neighborhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

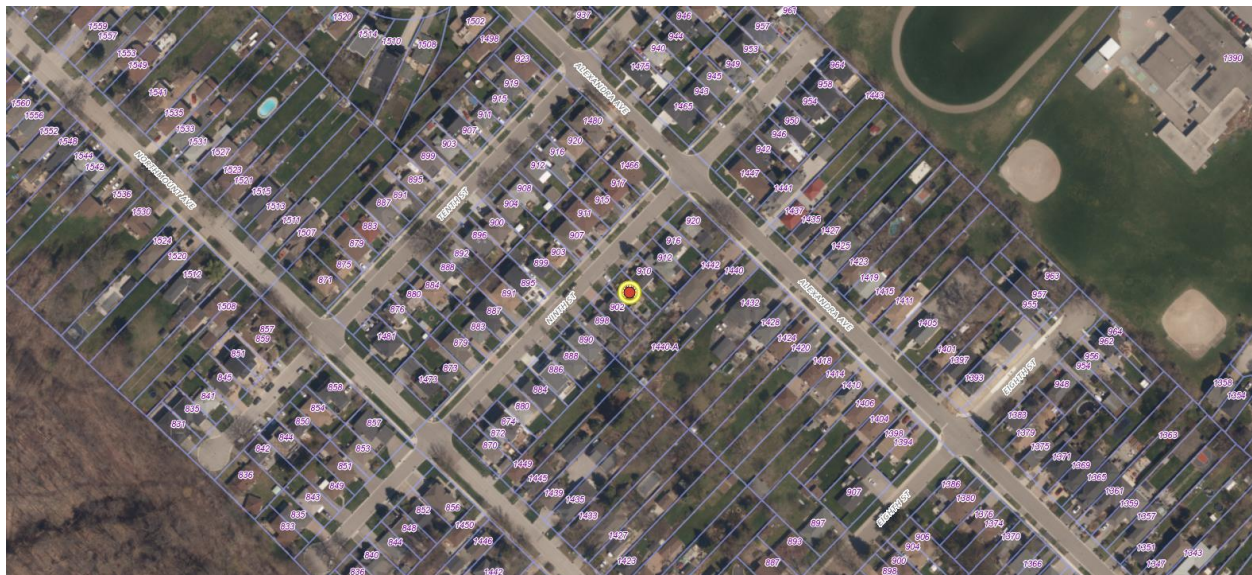
Zoning: RL - Residential

Other Applications: None

Site and Area Context

The subject property is located in the Lakeview Neighbourhood Character Area, northeast of the Cawthra Road and Atwater Avenue intersection. The immediate neighbourhood primarily consists of two-storey detached dwellings with vegetation in the front yards. Semi-detached dwellings are present in the greater vicinity. The subject property contains a one-storey detached dwelling with minimal vegetation in the front yard.

The applicant is proposing a new two-storey detached dwelling requesting a variance for lot coverage.



Comments

Planning

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

Staff comments concerning the application are as follows:

The subject property is designated Residential Low Density II on 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 requested variance proposes an increase in lot coverage. The intent in restricting lot coverage is to ensure that there isn't an overdevelopment of the lot which would impact the streetscape as well as abutting properties. Staff note that the proposed dwelling meets the by-law requirements for dwelling and eave height and exceeds dwelling setback requirements, limiting any massing impacts on neighbouring properties. Staff are of the opinion that the proposed dwelling is in alignment with the existing dwellings in the neighbourhood and along the streetscape.

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

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

Comments Prepared by: Shivani Chopra, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

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

Comments Prepared by: John Salvino, Development Engineering Technologist



Appendix 2 – Zoning Comments

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

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

Comments Prepared by: Ladan Javanbakht-Samani, Zoning Examiner

Appendix 3 – Parks, Forestry & Environment

Forestry Comments

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

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

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

Additionally, Forestry notes that the location of the proposed asphalt driveway will require the removal of a City owned tree. Care should be taken to protect the below noted tree as best as possible:

- Red Maple Columnar: 12cm DBH, good-fair condition, minimum Tree Protection Zone (TPZ) 1.5m, located northwest of the driveway, City owned tree.

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

No comments or objections.

Comments Prepared by: Petrele Francois, Junior Planner



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A228.25
Ward: 7

In Person and Virtual Public Hearing

Why you received this letter:

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

Details of the application and meeting information:

The property owner of 1060 Mississauga Heights Dr, zoned RL - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow the construction of a new house proposing:

1. A dwelling depth of 33.04m (approx. 108.40ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00m (approx. 65.62ft) in this instance;
2. A front yard – soft landscaping area of 5.39% whereas By-law 0225-2007, as amended, requires a minimum front yard – soft landscaping area of 40% in this instance; and
3. A driveway width of 10.67m (approx. 35.01ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m (approx. 27.89ft) in this instance.

The Committee has set **Thursday, August 14, 2025 at 1:00 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

How to participate:

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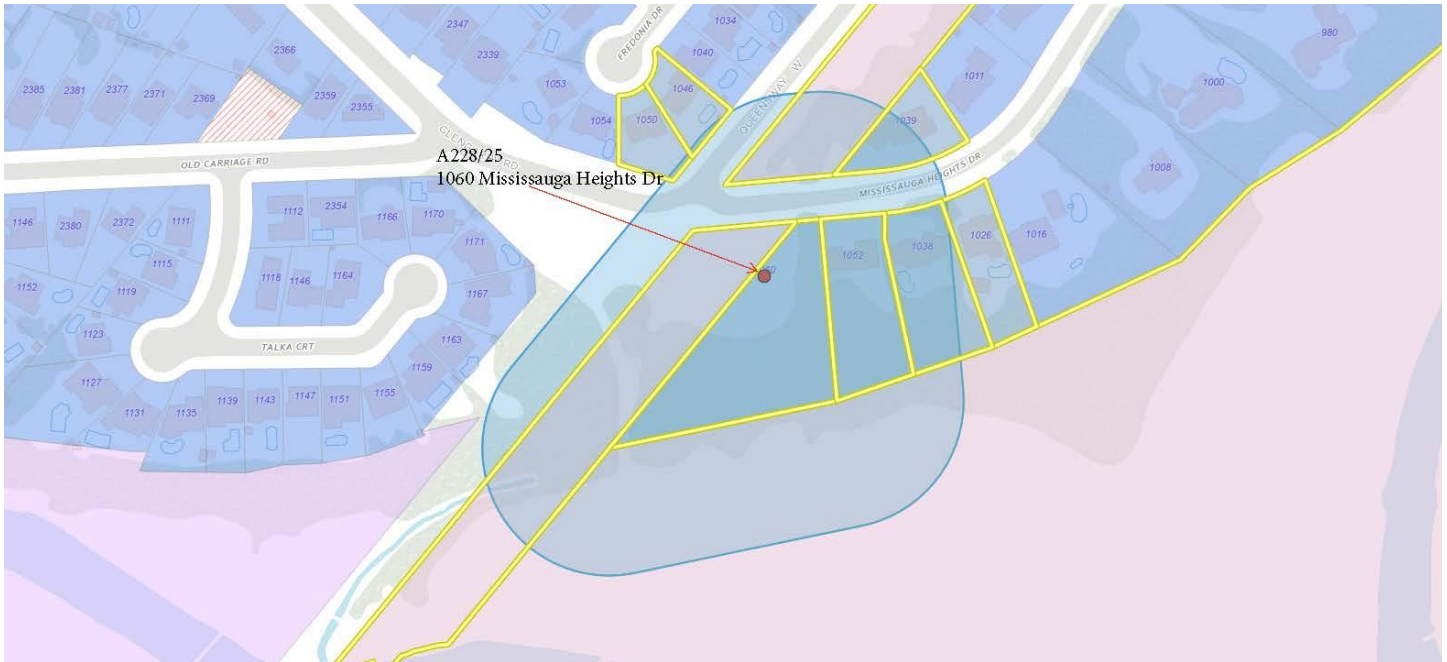
<http://www.mississauga.ca/portal/cityhall/council-and-committee-videos>

Additional Information:

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- You can review city staff and agency comments one week before the hearing at the following link: <http://www.mississauga.ca/portal/cityhall/calendar>.
- If you wish to be notified of the decision of the Committee, you must submit a written request to committee.adjustment@mississauga.ca 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: 2025-08-07	File(s): A228.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 8/14/2025 1:00:00 PM

Consolidated Recommendation

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

Application Details

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

1. A dwelling depth of 33.04m (approx. 108.40ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00m (approx. 65.62ft) in this instance;
2. A front yard – soft landscaping area of 5.39% whereas By-law 0225-2007, as amended, requires a minimum front yard – soft landscaping area of 40% in this instance; and
3. A driveway width of 10.67m (approx. 35.01ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m (approx. 27.89ft) in this instance.

Conditions

In view of the above and should Committee see merit in the applicant's request we would have no objections provided that any dwelling to be constructed on this property comply with the Consumers Gas Company, and any other existing easements/restrictions pertaining to this very encumbered property.

Background

Property Address: 1060 Mississauga Heights Dr

Mississauga Official Plan

Character Area: Erindale Neighbourhood

Designation: Residential Low Density I & Greenlands

Zoning By-law 0225-2007

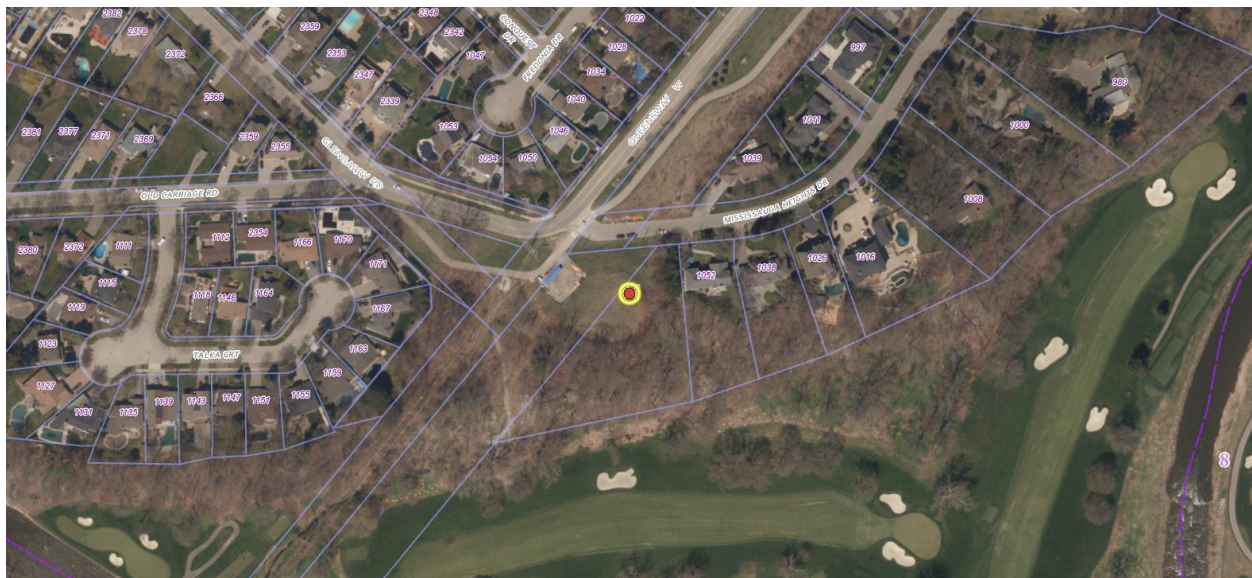
Zoning: RL - Residential

Other Applications: None

Site and Area Context

The subject property is located south-west of the Queensway West and Mississauga Heights Drive intersection in the Erindale Neighbourhood Character Area. It is a vacant lot abutting a Hydro One Networks Utility Inc. Utility Corridor. Significant mature vegetation is present on the subject property. The surrounding area context is predominantly residential, consisting of detached dwellings on lots of varying sizes. The property slopes down towards the rear, where it backs onto the Mississauga Golf and Country Club and the Credit River.

The applicant is proposing to construct a new dwelling requiring variances for dwelling depth, front yard soft landscaping area and driveway width.



Comments

Planning

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

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

The subject property is located in the Erindale Neighbourhood Character Area and is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan (MOP). Section 9 of MOP promotes development with appropriate urban form and site design, regulating that such development is compatible with the existing site conditions, the surrounding context, and the landscape of the character area. Staff note a large portion of the subject property is designated Greenlands and contains a severe slope to the rear of the property. The applicant has identified the long-term stable top of slope and top of bank line for the subject property due to the natural features that exist towards the rear of the subject property. As such, the buildable area available on site has been significantly reduced. Due to this reduction, Planning staff are of the opinion that the proposed built form is appropriate for the subject property given the lot configuration and surrounding conditions. Further, the proposal will not negatively impact the streetscape. Planning staff are of the opinion that the general intent and purpose of the official plan are maintained.

Variance #1 pertains to an increase in dwelling depth. The intent of the zoning by-law in regulating the dwelling depth is to minimize any impact of long walls on neighbouring lots as a direct result of the building's massing. As mentioned above, staff note the lot configuration has a significant impact on the site's buildable area and thereby influencing the overall design of the proposed dwelling. While the proposed dwelling depth is much larger than staff would normally support, Planning staff note the dwelling was designed in a manner that would effectively and efficiently utilize the resulting building envelope. Additionally, the area in which the dwelling is oriented on the subject property abuts a designated utility corridor. Given this, staff are of the opinion that the increase in dwelling depth is appropriate. Staff are satisfied that architectural features break up the massing, minimizing the overall impact, and that the dwelling is adequately setback from the surrounding properties, limiting impacts of long walls. Further, no variances are required for lot coverage or gross floor area, mitigating any further potential massing impacts.

Variance #2 pertains to a reduced soft landscaping area in the front yard. The intent of the by-law regulation ensures hardscaping does not dominate the front yard or the extent of the lot frontage. Due to the irregular lot shape, the subject property's lot frontage and direct access abutting Mississauga Heights Drive is measured to a narrow pinch point. Staff note that the driveway maintains a width of 6m for a large portion of the front yard, including the access point of the

subject property from Mississauga Heights Drive and widens at the garage face to allow for a turn around. It should also be noted that driveway width at this area is well below the maximum permissible regulation of 8.5m for the subject property and at it widest point is only exceeds by 36cm. Staff are of the opinion that the existing lot shape and site constraints have impacted the positioning and orientation of the proposed dwelling and exacerbates the reduced soft landscaping area for the front yard. No additional variances for setbacks to the dwelling. Recognizing the impacts of the existing site conditions, staff are satisfied that the reduction in soft landscaped area in the front yard is appropriate in this instance.

Variance #3 requests an increase to the driveway width. City Council passed By-Law 0182-2024, on October 09, 2024, amending the City's parent zoning by-law 0225-2007, to permit a maximum driveway width of 8.5m for lot frontages 17m or greater. The subject property has an approximate lot frontage of 19.01m. Further, Article 4.1.9.13 in the zoning by-law states for lots 18m or greater, the maximum driveway width may be increased to 10.5m for the portion of the driveway that is within 6.0m of the garage face and which is providing direct vehicular access to the garage. Staff note the area which exceeds the maximum permissible regulations are required to facilitate vehicular movement on the driveway as well as vehicular movement in and out of the three-car garage. Planning staff are of the opinion that the proposed driveway width is appropriately sized in this instance and will improve site manoeuvrability on the subject property.

Given the above, Planning staff are of the opinion that the proposal maintains the general intent and purpose of the official plan and zoning by-law. The variances, both cumulatively and individually, are minor in nature and represent appropriate development of the subject property.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

This department has no objections to the requested variances which would allow for a new dwelling to be constructed on the subject lands which are significantly impacted by various building requirements/restrictions. Transportation and Works Department requirements will be addressed through the Building Permit Process.

The subject property is legally described as part of Lot 11, Registered Plan 342 (registered September 6, 1946). A significant portion of the lands are restricted due to top of bank requirements (staked out by CVC on August 23, 2018). There was even a reference to the top of bank on Registered Plan 342 registered years ago.

Traversing the entire easterly limits of the property, from Mississauga Heights Drive to the rear property limits is an easement in favour of the Consumers Gas Company of Toronto as in TT86647. This easement is 6ft in width and we believe it contains a natural gas main. The applicant's agent provided us with a copy of the easement document dated January 17, 1955, which is between the owner and The Consumer's Gas Company of Toronto. The indicated purpose of the easement is to enable, construct, operate and maintain a continuous main for the transmission of natural and/or manufactured gas.

The applicant/owner must acknowledge that on page 2 of the easement document there is a clause which states the following:

"The Grantor covenants and agrees with the Guarantee that it will not place or erect or cause to be placed or erected on the lands described in Schedule "A" or within a distance of twelve feet (12') thereof any building or structure which will obstruct or prevent the exercise or enjoyment by the Grantee of the right and easement hereby granted."

The submitted Site Plan, DWG SP1 prepared by New Age Design depicts the Consumers Gas Company Easement. We have contacted the authorized agent, and they have confirmed with the Architectural Technologist that the required twelve feet (12') setback required as per the Easement Document TT86647 is being maintained.

In view of the above and should Committee see merit in the applicant's request we would have no objections provided that any dwelling to be constructed on this property comply with the Consumers Gas Company, and any other existing easements/restrictions pertaining to this very encumbered property.

Comments Prepared by: Tony Rocco, Development Engineering Technologist







Appendix 2 – Zoning Comments

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

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

Comments Prepared by: Ladan Javanbakht-Samani, Zoning Examiner

Appendix 3 – Parks, Forestry & Environment

Forestry Comments

The Forestry Section of the Community Services Department has reviewed the above noted minor variance application. At this time, Forestry does not support minor variance #3 associated with this application, which is to propose a driveway width of 10.67m (approx. 35.01ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m (approx. 27.89ft) in this instance. A proposed driveway width of 10.67m will likely result in more impacts, such as tree injury and tree removal, to the existing trees, when compared to the maximum permissible width of 8.50m.

Should this application be approved, the Forestry Section of the Community Services Department advises as follows:

1. No public trees shall be injured or removed. If public tree injury or removal is required, a permit must be issued as per By-law 0020-2022.
2. No private trees shall be injured or removed. If a private tree with a diameter of 15 centimetres or greater on private property is to be injured or destroyed, a permit must be issued as per By-law 0021-2022.
3. Please note if a tree is identified as a shared tree with the adjacent property owner, and the applicant intends to apply for a Tree 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, based on a preliminary desktop review, the majority of the subject property is encompassed by “ESA, ANSI, and Wetland” associated with Natural Areas Survey CRR8. Based on the proposed Site Plan dated October 2021, it is Community Services – Forestry’s understanding that the applicant is seeking a variance permit for the development of a two-storey dwelling and associated driveway, garage, swimming pool, patio, and walkway areas.

Given the proximity of the proposed development to existing natural heritage features, and the fact that the proposed garage overlaps with a portion of the natural feature limit staked by CVC on August 23, 2018, Community Services – Forestry provides the following comments should the application be approved:

- Request to complete a site visit with Forestry to delineate and stake current natural heritage feature limits.
- Due to the presence of a top of bank within the subject property, it is recommended that a site visit be coordinated with the Credit Valley Conservation (CVC) as they regulate development and site alterations within or adjacent to valleyland features.
- Please note that a Tree Permit Application may prompt an Environmental Impact Study (EIS) or additional studies/plans as required by Forestry. A checklist can be provided for reference upon request.
- Tree and vegetation removals / disturbance can only occur outside of the period of April 1st and October 1st to avoid potential impacts to breeding birds and roosting bats.

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

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:

- This site does not have frontage to existing municipal sanitary sewer.
- 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 – Conservation Authority Comments

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

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

CVC REGULATED AREA

Based on our mapping, the subject property is regulated due to slope hazard associated with the Credit River. As such, the property is subject to the Prohibited Activities, Exemptions, and Permits Regulation (Ontario Regulation 41/24). This regulation prohibits altering a watercourse, wetland or shoreline and prohibits development in areas adjacent to the Lake Ontario shoreline, river and stream valleys, hazardous lands and wetlands, without the prior written approval of CVC (i.e. the issuance of a permit).

PROPOSAL:

It is our understanding that the applicant is requesting the Committee to allow the construction of a new house proposing:

1. A dwelling depth of 33.04m (approx. 108.40ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00m (approx. 65.62ft) in this instance;
2. A front yard soft landscaping area of 5.39% whereas By-law 0225-2007, as amended, requires a minimum front yard soft landscaping area of 40% in this instance; and
3. A driveway width of 10.67m (approx. 35.01ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m (approx. 27.89ft) in this instance.

COMMENTS:

Based on the review of the submitted materials, CVC staff have **no objection** to the approval of the proposed minor variances, as the development maintains sufficient setbacks from natural features of interest to CVC. Additionally, CVC staff have reviewed the proposed works under permit application FF 24/101 and have no outstanding concerns.

The applicant is to note that CVC has not received payment of the review fee of \$478 for this

Minor Variance/Consent application. The applicant should forward this directly to CVC at the earliest convenience.

Comments Prepared by: Stuti Bhatt, Junior Planner



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A229.25
Ward: 11

In Person and Virtual Public Hearing

Why you received this letter:

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

Details of the application and meeting information:

The property owner of 520 Matisse Pl, zoned RS-174 - 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 a side yard setback of 0.29m (approx. 0.95ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 1.20m (approx. 3.94ft) in this instance.

The Committee has set **Thursday, August 14, 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>

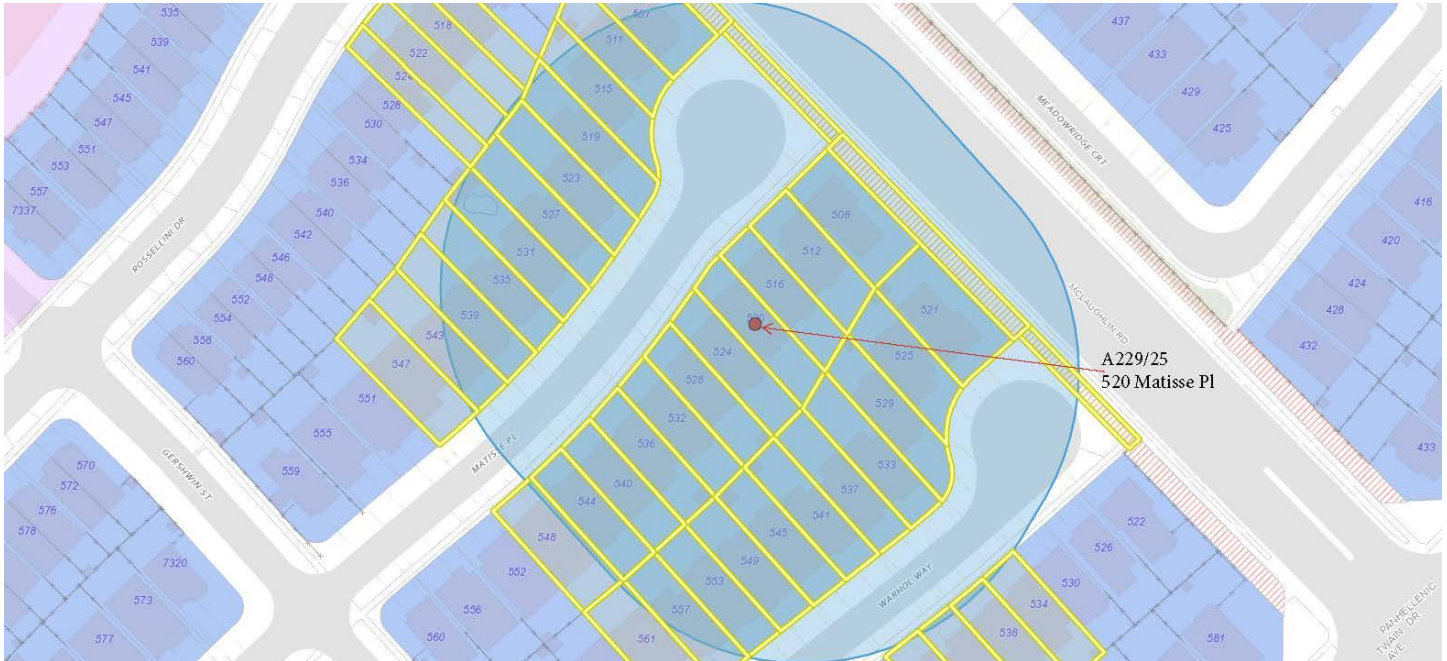
Additional Information:

- 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>.

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Committee of Adjustment Appeal Process:

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



Legal notice:

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

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-08-07	File(s): A229.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 8/14/2025 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 below grade entrance proposing a side yard setback of 0.29m (approx. 0.95ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback of 1.20m (approx. 3.94ft) in this instance.

Background

Property Address: 520 Matisse PI

Mississauga Official Plan

Character Area: Meadowvale Village Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: RS-174 - Residential

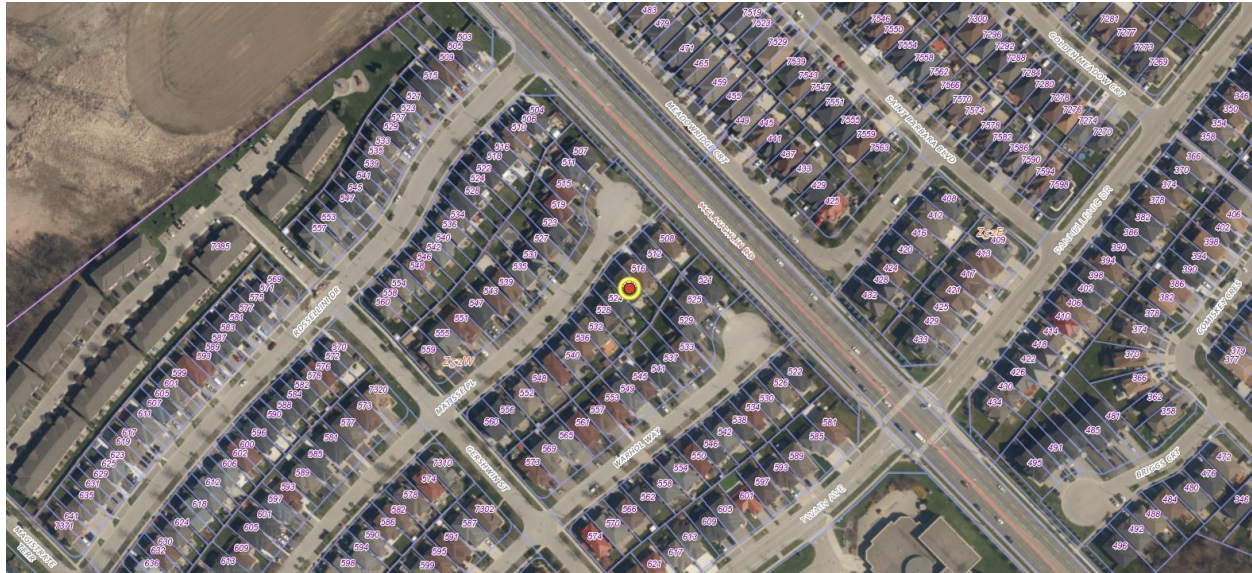
Other Applications: SEC UNIT 25-7842

Site and Area Context

The subject property is located north-west of the McLaughlin Road and Derry Road West intersection in the Meadowvale Village Neighbourhood Character Area. It is an interior lot containing a two-storey detached dwelling with an attached garage. Limited landscaping and

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

The applicant is proposing a below grade entrance 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 Meadowvale Village Neighbourhood Character Area and is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits detached, semi-detached, duplex, triplex and street house dwellings. Section 9 of MOP promotes development with appropriate urban form and site design, regulating that such development is compatible with the existing site conditions, the surrounding context, and the landscape of the character area.

The general intent of the side yard regulations in the by-law is to ensure that an adequate buffer exists between primary structures on adjoining properties, appropriate drainage can be provided and that access to the rear yard remains unencumbered. Staff note the proposed below grade stairwell is appropriately situated on the subject property maintaining unencumbered access to the rear yard through the other side yard. Furthermore, Transportation and Works staff have raised no drainage related concerns and access to the rear yard is maintained.

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

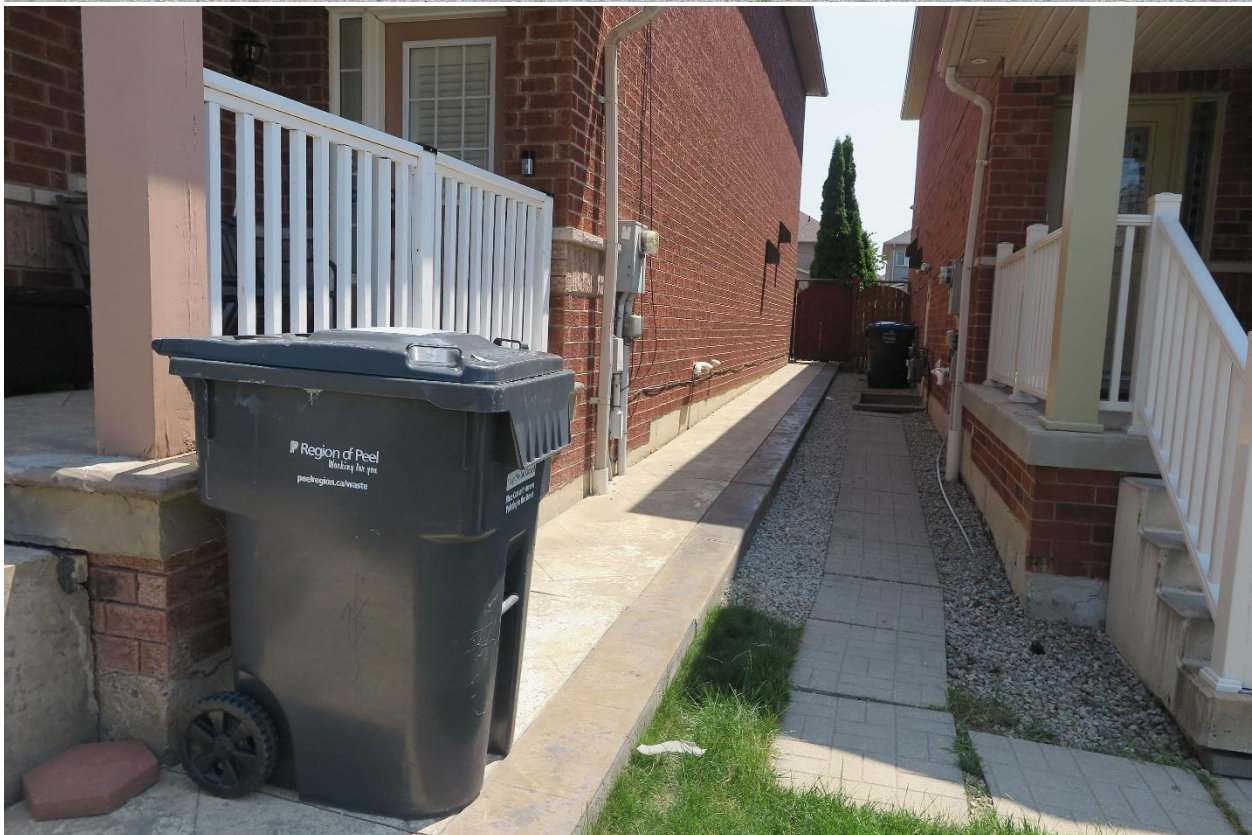
Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

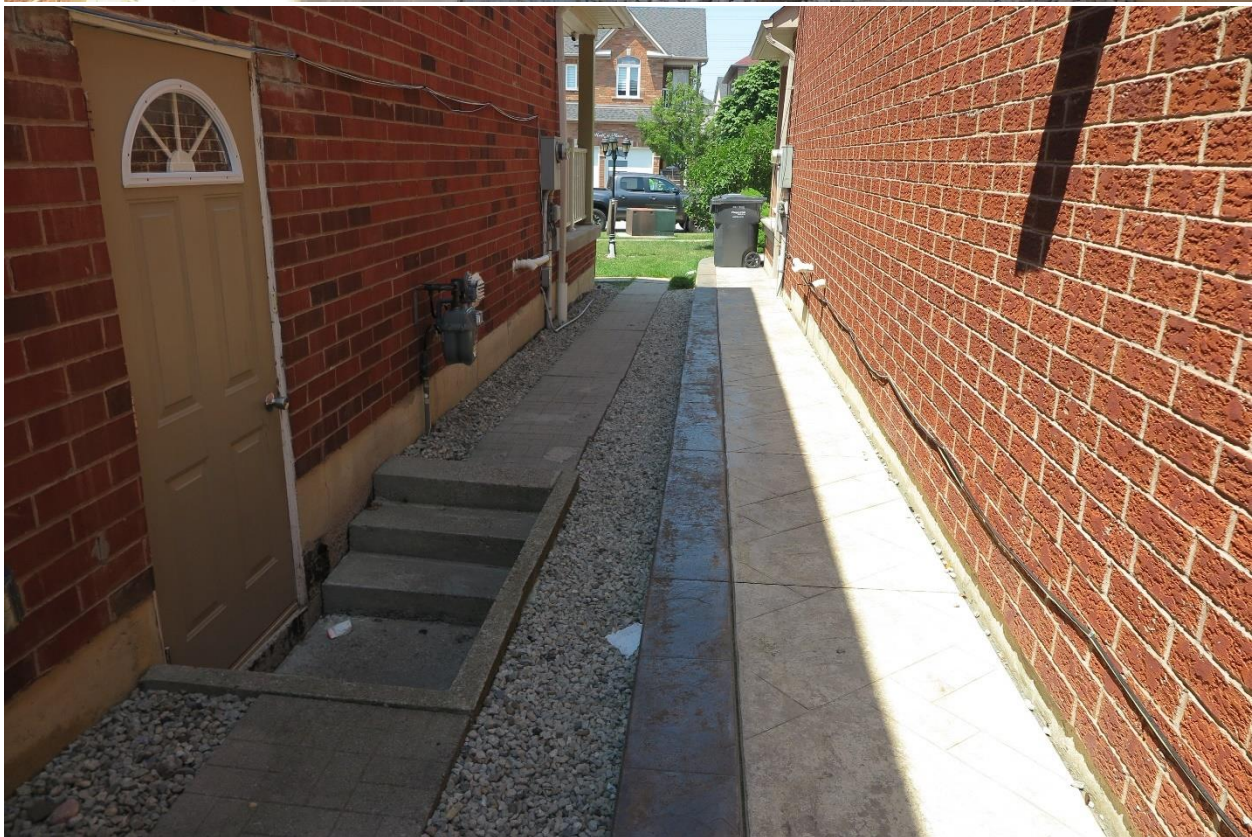
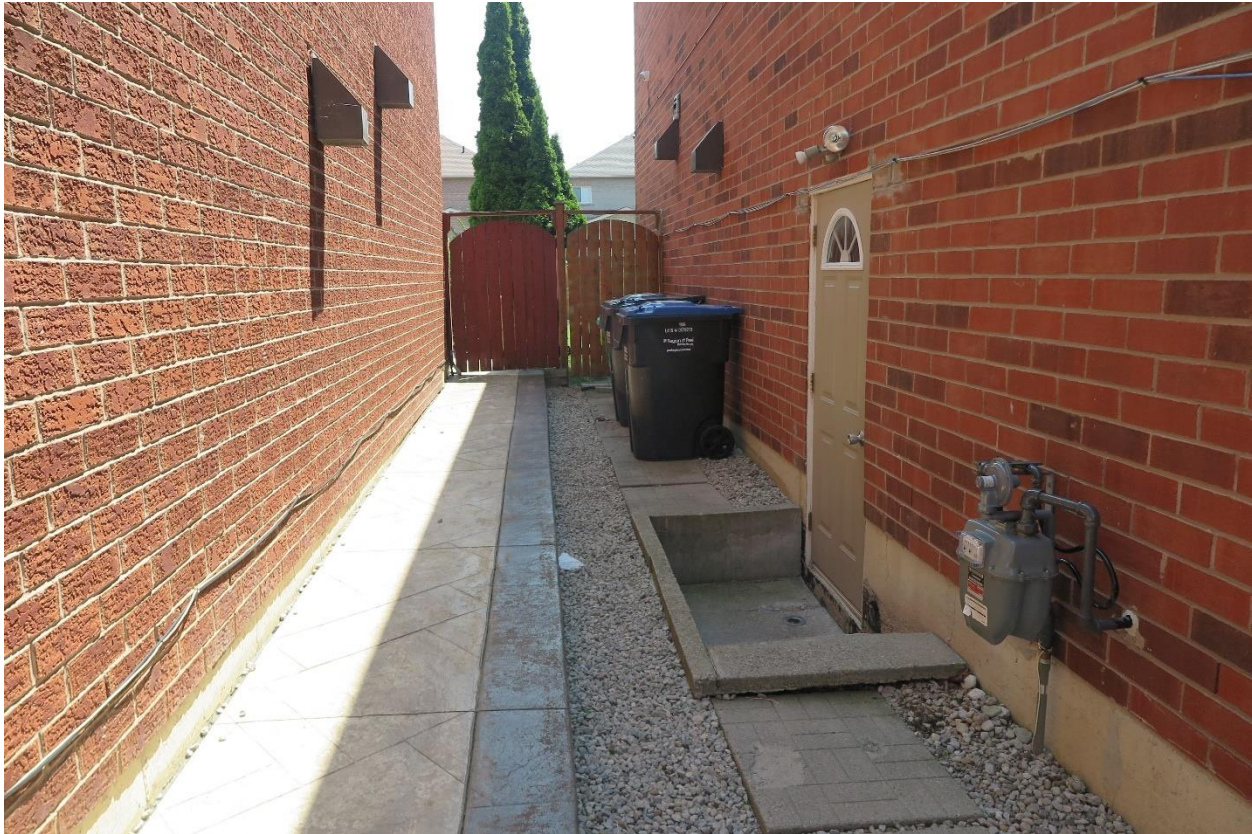
Appendices

Appendix 1 – Transportation and Works Comments

Transportation and Works Department requirements for the proposed below grade entrance will be addressed through the Building Permit Process. It should be noted that the proposed 0.29M (0.95ft) setback would only allow for a small area for drainage and recommend that this minimum setback also be maintained for any walkways constructed within the exterior side yard.

Comments Prepared by: Tony Rocco, Development Engineering Technologist





City Department and Agency Comments	File:A229.25	2025/08/07	7
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Appendix 2 – Zoning Comments

The Building Division is processing Building Permit application SEC UNIT 25-7842. 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: Maria Fernandez, Zoning Examiner

Appendix 3 – Parks, Forestry & Environment

Forestry Comments

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

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

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

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

Comments Prepared by: Jamie Meston, Landscape Technician

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: A232.25
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 110 Ambassador Dr, zoned O2-1 - Office, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow the change of use proposing a Manufacturing Facility use in O2-1 Zone whereas By-law 0225-2007, as amended, does not allow a Manufacturing Facility use in O2-1 Zone in this instance.

The Committee has set **Thursday, August 14, 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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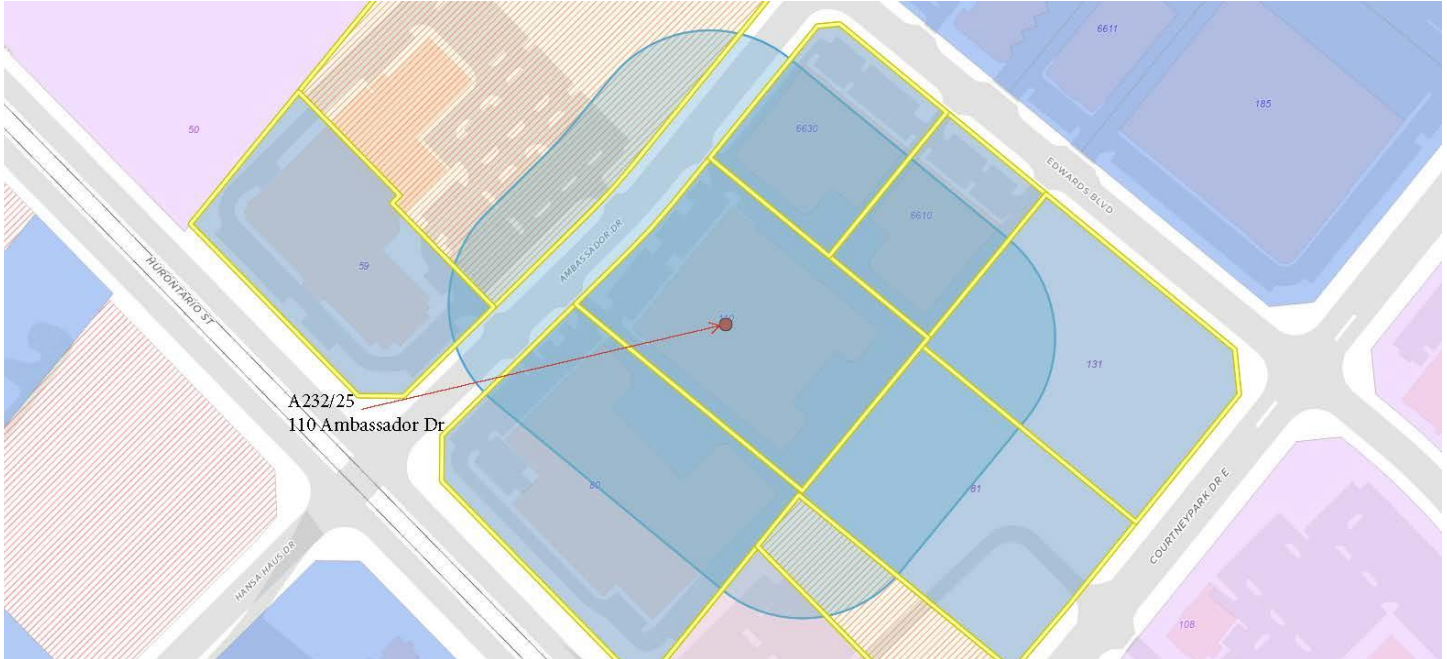
Additional Information:

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

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-08-07	File(s): A232.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 8/14/2025 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 the change of use proposing a Manufacturing Facility use in O2-1 Zone whereas By-law 0225-2007, as amended, does not allow a Manufacturing Facility use in O2-1 Zone in this instance.

Background

Property Address: 110 Ambassador Dr

Mississauga Official Plan

Character Area: Gateway Corporate Centre
Designation: Office

Zoning By-law 0225-2007

Zoning: O2-1 - Office

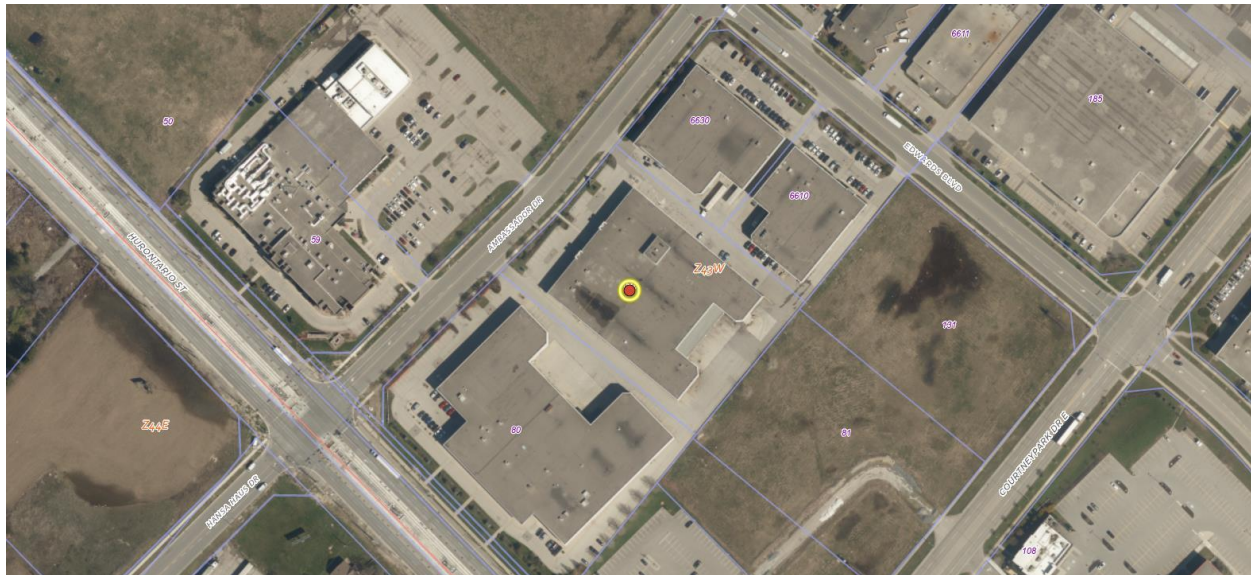
Other Applications: None

Site and Area Context

The subject property is located along the south side of Ambassador Drive, east of the Hurontario Street and Ambassador Drive intersection in the Gateway Corporate Centre

Character Area. The subject property contains a single storey employment building with an associated surface parking lot. Limited landscaping and vegetative elements are present throughout the site. The surrounding area context includes a mixture of office and employment uses.

The applicant is proposing a change of 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:

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

The subject property is located in the Gateway Corporate Centre Character Area and is designated Office in Schedule 10 of the Mississauga Official Plan (MOP). Corporate Centres are envisioned to develop a mix of employment uses, focusing on office development and uses with high employment densities. This designation permits major office, secondary office and accessory uses, however it does not include a manufacturing facility use. The goal of the policies associated

with the Gateway Corporate Centre is to encourage the transition of the area to office and other uses, while allowing existing uses to be maintained. The applicant's proposal contemplates a use that is not permitted in the 'Office' designation and therefore the proposal does not meet the general intent and purpose of the official plan.

Planning staff note that Mississauga Official Plan 2051 (MOP 2051) will replace the current MOP. The recommendations made in this report are based on the current MOP, however, it is important to note that Policy 16.10.2.1(b) of the draft MOP 2051 permits a manufacturing use within the Gateway Corporate Centre Employment Area Special Permissions Area. As of writing this report, the new MOP 2051 has been adopted by Council but has not been approved by the Ministry of Municipal Affairs and Housing. Therefore, the policies are not yet in effect.

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

The subject property is zoned O2-1 in Zoning By-law 0225-2007. While the zone permits manufacturing facilities as an accessory use totalling 30% of the total gross floor area – non residential, they are not permitted as a primary use, except for those legally existing on the date of the passing of the by-law. The City has instituted regulations that stipulate only the existing uses are permitted to continue on the subject property and surrounding area, and that new industrial uses should not be introduced. Planning staff are of the opinion that the proposal does not meet the general intent and purpose of the zoning by-law.

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

Planning staff note the proposed change of use for the subject property contemplates a use that is not permitted in both the official plan and zoning by-law. As such, staff are of the opinion the proposal cannot be considered minor in nature and does not represent orderly development of the subject property.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

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

Comments Prepared by: Tony Rocco, Development Engineering Technologist





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: Ladan Javanbakht-Samani, Zoning Examiner

Appendix 3 – Region of Peel Comments

No comments or objections.

Comments Prepared by: Petrele Francois, Junior Planner

Appendix 4 – Metrolinx

- The subject property is located within the Municipal Consent and Roadway Coordination review zone of Metrolinx's Hazel McCallion LRT.

HuLRT – ADVISORY COMMENTS

- The applicant should be advised that Metrolinx and its contractors will be utilizing the Hurontario Street right-of-way, and its intersections, during the project's Construction Period. Based on the location of the subject property, there is potential for construction coordination and traffic staging conflicts.

- Should construction of the Hazel McCallion LRT and the proposed development occur simultaneously, Metrolinx will require the developer to submit schedule or staging plans to coordinate access to both parties.

Comments Prepared by: Jenna Auger, Project Analyst



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A234.25
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 1322 Northmount Ave, zoned RL - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow the construction of a new house proposing:

1. A dwelling unit depth of 22.25m (approx. 73.00ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling unit depth of 20.00m (approx. 65.62ft) in this instance;
2. An interior side yard setback of 0.91m (approx. 2.99ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 1.20m (approx. 3.94ft) in this instance;
3. A window wells setback of 0.30m (approx. 0.98ft) whereas By-law 0225-2007, as amended, requires a minimum window wells setback of 0.60m (approx. 1.97ft) in this instance;
4. An interior side yard setback to eave overhang of 0.46m (approx. 1.51ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback to eave overhang of 0.75m (approx. 2.46ft) in this instance;
5. A balcony setback from the side lot line of 0.90m (approx. 2.95ft) whereas By-law 0225-2007, as amended, requires a minimum balcony setback from the side lot line of 1.20m (approx. 3.94ft) in this instance; and
6. An architectural feature wall height from average grade of 8.40m (approx. 27.56ft) whereas By-law 0225-2007, as amended, permits a maximum architectural feature wall height of 7.50m (approx. 24.61ft) in this instance.

The Committee has set **Thursday, August 14, 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/>.



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: 2025-08-07	File(s): A234.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 8/14/2025 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 a new house proposing:

1. A dwelling unit depth of 22.25m (approx. 73.00ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling unit depth of 20.00m (approx. 65.62ft) in this instance;
2. An interior side yard setback of 0.91m (approx. 2.99ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 1.20m (approx. 3.94ft) in this instance;
3. A window wells setback of 0.30m (approx. 0.98ft) whereas By-law 0225-2007, as amended, requires a minimum window wells setback of 0.60m (approx. 1.97ft) in this instance;
4. An interior side yard setback to eave overhang of 0.46m (approx. 1.51ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback to eave overhang of 0.75m (approx. 2.46ft) in this instance;
5. A balcony setback from the side lot line of 0.90m (approx. 2.95ft) whereas By-law 0225-2007, as amended, requires a minimum balcony setback from the side lot line of 1.20m (approx. 3.94ft) in this instance; and
6. An architectural feature wall height from average grade of 8.40m (approx. 27.56ft) whereas By-law 0225-2007, as amended, permits a maximum architectural feature wall height of 7.50m (approx. 24.61ft) in this instance.

Amendments

The Building Department is processing Building Permit application BP 9NEW 25-7644. Based on review of the information available in this application, Zoning staff advise that following amendments are required:

2. An interior side yard of 0.91m (approx. 2.99ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 1.20m (approx. 3.94ft) in this instance;
3. A window well encroachment of 0.90m (approx. 2.95ft) whereas By-law 0225-2007, as amended, permits a maximum window well encroachment of 0.60m (approx. 1.97ft) in this instance;
4. An eave overhang encroachment of 0.74m (approx. 2.43ft) whereas By-law 0225-2007, as amended, permits a maximum eave overhang encroachment of 0.45m (approx. 2.46ft) in this instance;
5. An interior side yard of 0.90m (approx. 2.95ft) measured to balcony whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 1.20m (approx. 3.94ft) measured to balcony in this instance; and

Background

Property Address: 1322 Northmount Ave

Mississauga Official Plan

Character Area: Lakeview Neighborhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

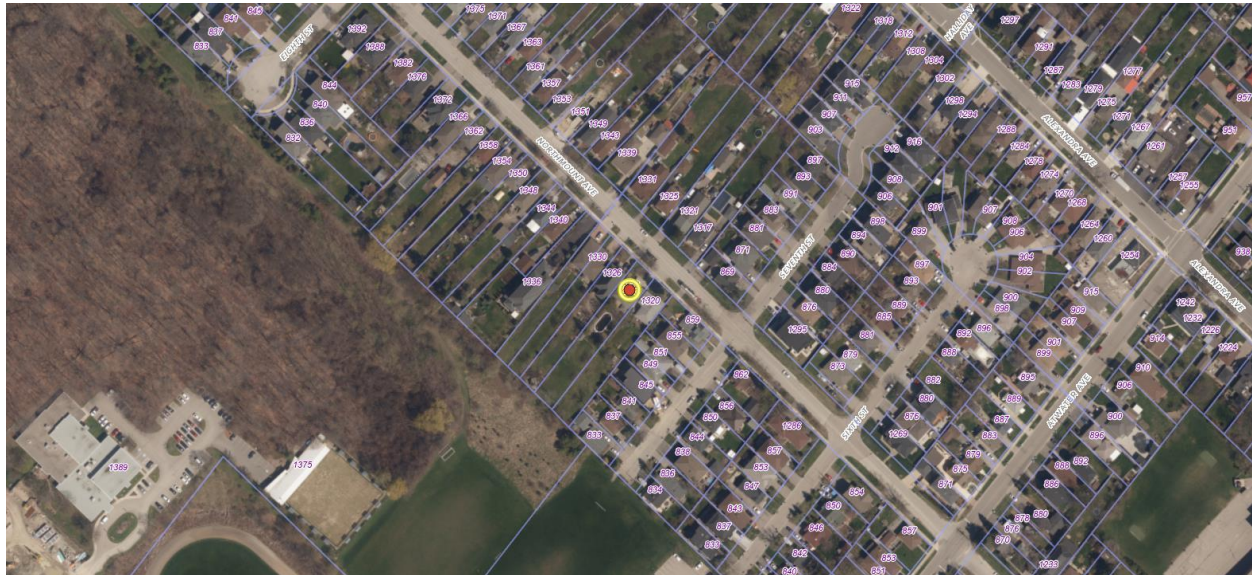
Zoning: RL - Residential

Other Applications: Building Permit application BP 9NEW 25-7644

Site and Area Context

The subject properties are located within the Lakeview Neighbourhood Character Area, northeast of the Cawthra Road and Atwater Avenue intersection. The immediate neighbourhood is primarily residential, consisting of one and two-storey detached and semi-detached dwellings. The subject property currently contains a one-storey detached dwelling.

The application proposes a new two storey detached dwelling requiring variances for architectural feature height, side yard setbacks and eave and window well encroachments.



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 in Schedule 10 of the Mississauga Official Plan (MOP), which permits detached, semi-detached, duplex, triplex, street townhouse and other forms of low-rise dwellings with individual frontages.

The proposal requests a reduction in the side yard setback measured to the dwelling along with window well and eave encroachments. The general intent of this portion of the bylaw is to ensure that an adequate buffer exists between the massing of structures on adjoining properties, access to rear yard remains unencumbered and that appropriate drainage patterns are preserved.

With a reduced side yard setback measured to the dwelling and the proposed window wells encroachments on both sides of the dwelling, access to the rear yard would be encumbered.

Staff further has concerns that the location of the dwelling being significantly set back in comparison to neighbouring properties and that the increase in dwelling depth exacerbates the impacts of long walls to the neighbours.

Given the above, staff recommend the application be deferred for redesign.

Comments Prepared by: Shivani Chopra, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed dwelling will be addressed by our Development Construction Section through Building Permit BP 9NEW-25/7644.

Comments Prepared by: John Salvino, Development Engineering Technologist



Appendix 2 – Zoning Comments

The Building Department is processing Building Permit application BP 9NEW 25-7644. Based on review of the information available in this application, we advise that following amendments are required:

2. An interior side yard of 0.91m (approx. 2.99ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 1.20m (approx. 3.94ft) in this instance;
3. A window well encroachment of 0.90m (approx. 2.95ft) whereas By-law 0225-2007, as amended, permits a maximum window well encroachment of 0.60m (approx. 1.97ft) in this instance;
4. An eave overhang encroachment of 0.74m (approx. 2.43ft) whereas By-law 0225-2007, as amended, permits a maximum eave overhang encroachment of 0.45m (approx. 2.46ft) in this instance;
5. An interior side yard of 0.90m (approx. 2.95ft) measured to balcony whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 1.20m (approx. 3.94ft) measured to balcony in this instance; and

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 – 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 Cawthra Park (P-074) classified as a Significant Natural Area within the City's Natural Heritage System, and zoned G2. Section 6.3.24 of the Mississauga Official Plan states that the Natural Heritage System will be protected, enhanced, restored and expanded through the following measures:

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

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

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

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

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

Comments Prepared by: Nicholas Rocchetti, Planner

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: A235.25
Ward: 4

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 3631 Molly Ave, zoned RL-205 - 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 extension of a driveway proposing a driveway width of 8.80m (approx. 28.87ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.69ft) in this instance.

The Committee has set **Thursday, August 14, 2025 at 1:00 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

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Additional Information:

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City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-08-07	File(s): A235.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:8/14/2025 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 the extension of a driveway proposing a driveway width of 8.80m (approx. 28.87ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.69ft) in this instance.

Background

Property Address: 3631 Molly Ave

Mississauga Official Plan

Character Area: Mississauga Valleys Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: RL-205 - Residential

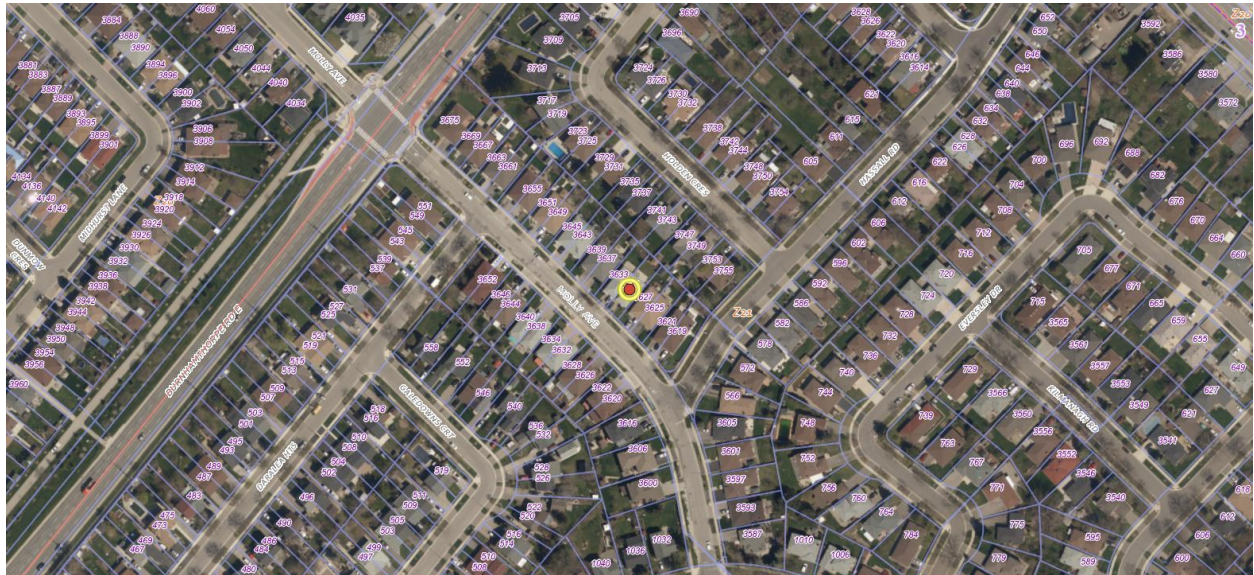
Other Applications: None

Site and Area Context

The subject property is located south-west of the Burnhamthorpe Road East and Cawthra Road intersection in the Mississauga Valleys Neighbourhood Character Area. It is an interior lot containing a two-storey semi-detached dwelling with an attached garage. Limited landscaping

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

The applicant is proposing to widen the existing driveway requiring a variance for driveway width.



Comments

Planning

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

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

The subject property is located in the Mississauga Valleys Neighbourhood Character Area and is designated Residential Low Density II. Section 9 of the Mississauga Official Plan (MOP) promotes development (including its features such as driveways and landscaping) with appropriate urban form and site design, regulating that such development is compatible with the existing conditions, the surrounding context and the landscape of the character area. The planned character of the area are dwellings accessed by appropriately sized driveways. The existing driveway is not compatible with the planned character of the area. Staff are of the opinion that the general intent and purpose of the official plan is not maintained in this instance.

The proposed variance pertains to legalizing the existing driveway on the subject property. The planned character of the area are dwellings serviced by appropriately sized driveways that can accommodate the parking of vehicles side by side required by the zoning by-law with the remainder of the front yard being soft landscaping area for each property. The existing driveway would be able to facilitate the parking of 3 motor vehicles parked side by side. Further, the existing driveway creates a significant amount of hardscaping that dominates the majority of the perceived street frontage of the property.

Given the above, staff are of the opinion that the application be deferred to allow the applicant the opportunity to redesign the driveway.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

We are noting for Committee's information that this department would likely not support any additional curb cuts on this property. With regards to the proposed driveway width extension shown on the sketch plan submitted we note that the Planning Department will be commenting on the width of the driveway, however, we do suggest that revisions be made to narrow the proposed width, particularly the portion on city owned lands.

From our photos and site inspection we do note that a boulevard tree has been removed and are uncertain if the forestry section will be re-instating the tree.

Comments Prepared by: Tony Rocco, Development Engineering Technologist





Appendix 2 – Zoning Comments

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

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

Comments Prepared by: Ladan Javanbakht-Samani, Zoning Examiner

Appendix 3 – Parks, Forestry & Environment

Forestry Comments

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

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

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

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

Comments Prepared by: Jamie Meston, Landscape Technician

Appendix 4 – Region of Peel Comments

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: A236.25
Ward: 8

In Person and Virtual Public Hearing

Why you received this letter:

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

Details of the application and meeting information:

The property owner of 2058 Springbank 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 the construction of a new house proposing:

1. A building height of 11.26m (approx. 36.94ft) whereas By-law 0225-2007, as amended, permits a maximum building height of 10.70m (approx. 35.10ft) in this instance;
2. A building depth of 20.75m (approx. 68.07ft) whereas By-law 0225-2007, as amended, permits a maximum building depth of 20.00m (approx. 65.62ft) in this instance;
3. A driveway width of 10.02m (approx. 32.87ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m (approx. 27.89ft) in this instance; and
4. A maximum area of an attached garage of 84.80sq m (approx. 912.78sq ft) whereas By-law 0225-2007, as amended, permits a maximum area of an attached garage of 75.00sq m (approx. 807.29sq ft) in this instance.

The Committee has set **Thursday, August 14, 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:

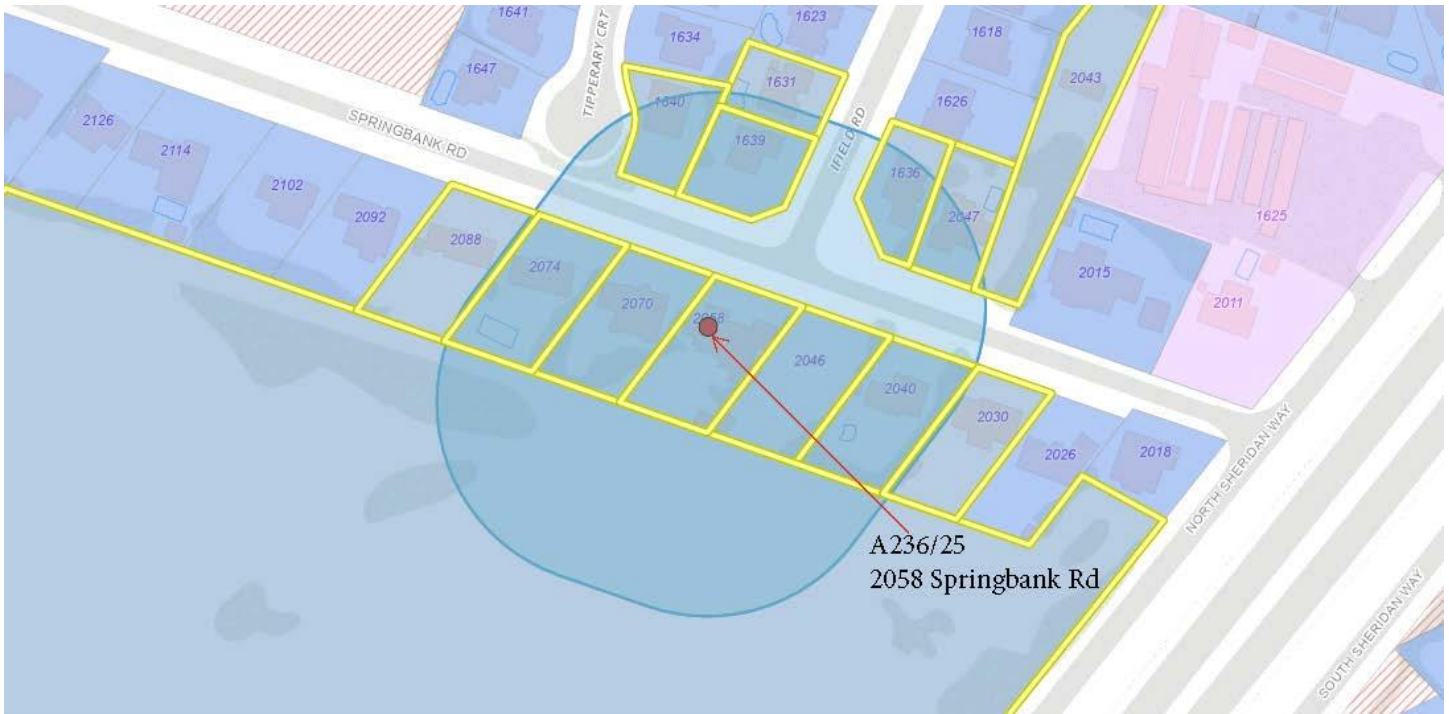
<http://www.mississauga.ca/portal/cityhall/council-and-committee-videos>

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/>.

**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: 2025-08-07	File(s): A236.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 8/14/2025 1:00:00 PM

Consolidated Recommendation

The City has no objections to variances #2-4, however, recommends that variance #1 is refused.

Application Details

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

1. A building height of 11.26m (approx. 36.94ft) whereas By-law 0225-2007, as amended, permits a maximum building height of 10.70m (approx. 35.10ft) in this instance;
2. A building depth of 20.75m (approx. 68.07ft) whereas By-law 0225-2007, as amended, permits a maximum building depth of 20.00m (approx. 65.62ft) in this instance;
3. A driveway width of 10.02m (approx. 32.87ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m (approx. 27.89ft) in this instance; and
4. A maximum area of an attached garage of 84.80sq m (approx. 912.78sq ft) whereas By-law 0225-2007, as amended, permits a maximum area of an attached garage of 75.00sq m (approx. 807.29sq ft) in this instance.

Background

Property Address: 2058 Springbank Rd

Mississauga Official Plan

Character Area: Sheridan Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

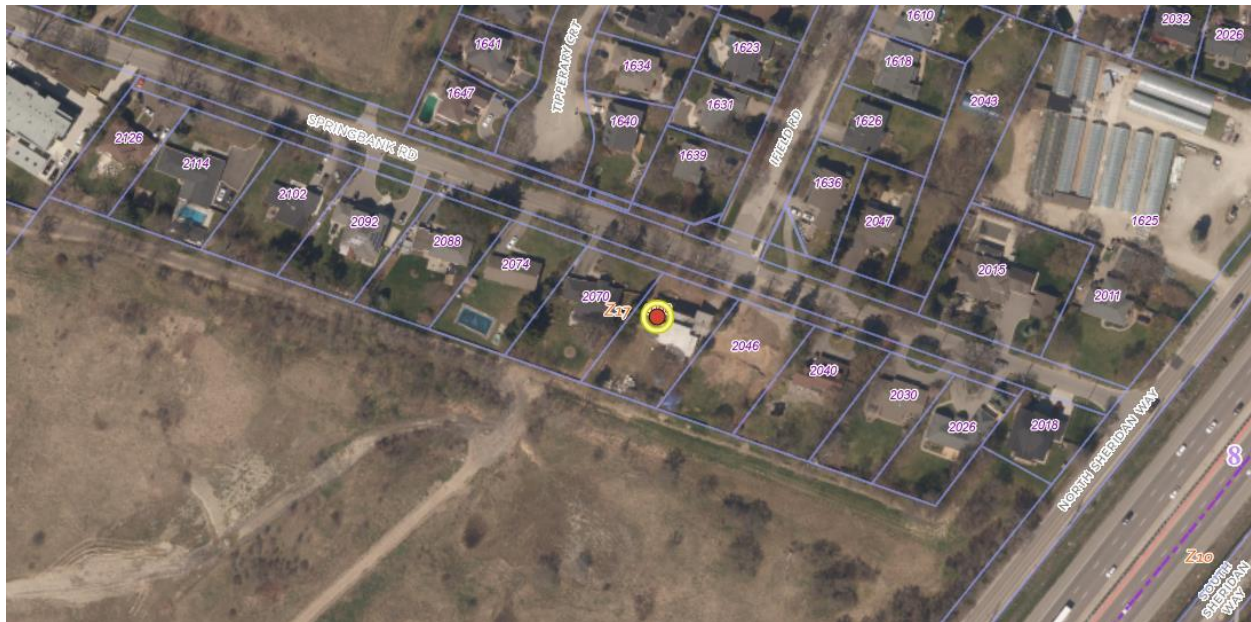
Zoning: RL - Residential

Other Applications: PREAPP 25-7859

Site and Area Context

The subject property is located within the Sheridan neighbourhood, north-east of The Queen Elizabeth Way and Southdown Road. The subject property has an approximate lot area of +/- 1,500.28m² (16,148.87ft²) and currently contains a two-storey detached abandoned dwelling, with limited vegetation in the front yard. The surrounding area context is primarily residential, consisting of a mix of one and two-storey detached dwellings on large lots.

The applicant is proposing a new dwelling requiring a variance for dwelling height, depth driveway width and attached garage area.



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 Sheridan 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 detached, semi-detached and duplex dwellings. 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. Staff are of the opinion that the proposed dwelling represents compatible development that is in line with the planned character of the area and meets the general intent and purpose of the official plan.

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

Variance #1 pertains to the height of the proposed dwelling. The intent in restricting dwelling height is to lessen the visual massing of the dwelling. This keeps the overall height of the dwelling within human scale. Staff note that as part of the City's recent comprehensive review of neighbourhood zoning across Mississauga, updated provisions were introduced through the new consolidated zoning by-law, including an increase in maximum permitted height for sloped roofs from 9.5 m to 10.7 m. The proposed height exceeds even this updated permission and does not reflect the prevailing character or built form of the surrounding neighbourhood. As such, staff cannot support the variance, as the additional height would be out of context and may result in undue massing impacts.

Variance #2 requests an increased dwelling depth. The intent of the provision is to minimize the impacts of long walls on neighbouring lots as a result of the massing. Staff note that the dwelling itself is measured to a depth of approximately 15.75m (51.67ft) which complies with the by-law. The dwelling depth variance is triggered solely by the covered porch (loggia) in the rear yard, adding an additional 5m to the building depth. This results in an overall proposed dwelling depth in 20.75m (68.08ft), 0.75m (2.46ft) over the maximum permitted dwelling depth. Staff note that the rear porch is open on three sides which minimizes the massing impacts to abutting properties. Staff are satisfied the increase in dwelling depth is negligible and the covered porch does not create any massing impacts to abutting properties or negatively impact the streetscape.

Variance #3 requests an increase to the driveway width. City Council passed By-Law 0182-2024, on October 09, 2024, amending the City's parent zoning by-law 0225-2007, to permit a maximum driveway width of 8.5m for lot frontages 17m or greater. The subject property has an approximate lot frontage of 30.50m. Further, Article 4.1.9.13 in the zoning by-law states for lots 18m or greater, the maximum driveway width may be increased to 10.5m for the portion of the driveway that is within 6.0m of the garage face and which is providing direct vehicular access to the garage. Staff note the permissible driveway width in front of the garage extends to 10m from the garage face instead of the 6m and does not extend to the front lot line. The intent of the additional space is required to facilitate a circular driveway on the subject property, as well as vehicular movement in and out of the three-car garage. Planning staff are of the opinion that the proposed driveway width is appropriately sized in this instance and that driveways of a similar size and configuration are present within the immediate neighbourhood context.

Variance #4 requests an increased garage size. The intent in restricting the size of an attached garage is to ensure that the detached dwelling remains residential in nature and that the majority of the structure's ground floor area is attributed to livable space, rather than storage space.

Additionally, this portion of the by-law serves to minimize the visual streetscape impacts resulting from multiple or excessive garage faces. The proposed increase is minor in nature and will be appropriately screened from the streetscape by significant vegetation in the front yard. Staff note that garage is of a similar size and configuration to others within the immediate neighbourhood context. Staff are satisfied that the garage is appropriately sized for both the lot and the dwelling.

Given the above, Planning staff are of the opinion that variances #2-4 maintain the general intent and purpose of the zoning by-law while variance #1 does not.

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

Upon review of the application, staff are satisfied that variances #2-4 represent appropriate development of the subject lands, are minor in nature and will not create any undue impacts to adjoining properties or the planned or existing character of the area. Staff are unable to support variance #1 which proposes to increase dwelling height.

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 dwelling will be addressed through the future Building Permit process.

However, our Traffic Planning Section does not support a secondary access for the site and does not recommend permitting a driveway access width exceeding 8.5m.

Through Traffic Engineering best practices, driveway widths 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.

Should the Committee see merit in approving the requested minor variance, the applicant is advised that all costs incurred in providing any new driveway entrances to the subject lands or any modifications/reinstatement required (including the existing driveway), would be at the cost of the owner. We are also noting that should any utilities/trees need to be relocated, all costs incurred will also be at the expense of the owner. Driveway accesses shall maintain a 1.5m setback from aboveground features such as utilities. Setbacks from any trees shall be confirmed with the City's Community Services Department. The applicant would also be required to apply for Access Modification Permits prior to Site Plan Approval and/or Building Permit Issuance.

Comments Prepared by: John Salvino, Development Engineering Technologist







Appendix 2 – Zoning Comments

The Building Department is currently processing a preapplication permit under file PREAPP 25-7859. 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: Planner Zoning Examination, Tage Crooks

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 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.
- 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: A237.25
Ward: 7

In Person and Virtual Public Hearing

Why you received this letter:

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

Details of the application and meeting information:

The property owner of 2437 Genevieve Dr, zoned RL - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow the construction of a new dwelling proposing:

1. A lot coverage of 38.37% (284.47sq. m) whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% (259.72sq. m) in this instance; and
2. A height of flat roof of 9.74m (approx. 31.96ft) whereas By-law 0225-2007, as amended, permits a maximum height of flat roof of 7.50m (approx. 24.61ft) in this instance.

The Committee has set **Thursday, August 14, 2025 at 1:00 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

How to participate:

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

- **In person:** The hearing will be held in person at Mississauga Civic Centre, Council Chambers, 300 City Centre Drive, 2nd Floor. Advance registration is preferred if you wish to speak at the hearing in person. If you wish to make a presentation you must send your request to speak and your presentation (as an attachment) via email to committee.adjustment@mississauga.ca by 4:30 PM on the Friday prior to the hearing. A document projector will also be available, if preferred.
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- **Submit a written comment:** Written comments to the Committee must be received no later than 4:30 p.m. on the Friday prior to the hearing. Submissions are accepted by email at committee.adjustment@mississauga.ca or by mailing the Committee of Adjustment, 300 City Centre Drive 2nd Floor, Mississauga, ON L5B 3C1. Please include your name, your address, and the file number or property address you are commenting on. Should you wish to have your personal information removed from your comment, please contact our office as soon as possible after your submission. Our offices will attempt to de-identify and remove your personal information from your comment. Please note that your information will only be redacted once the request is received.

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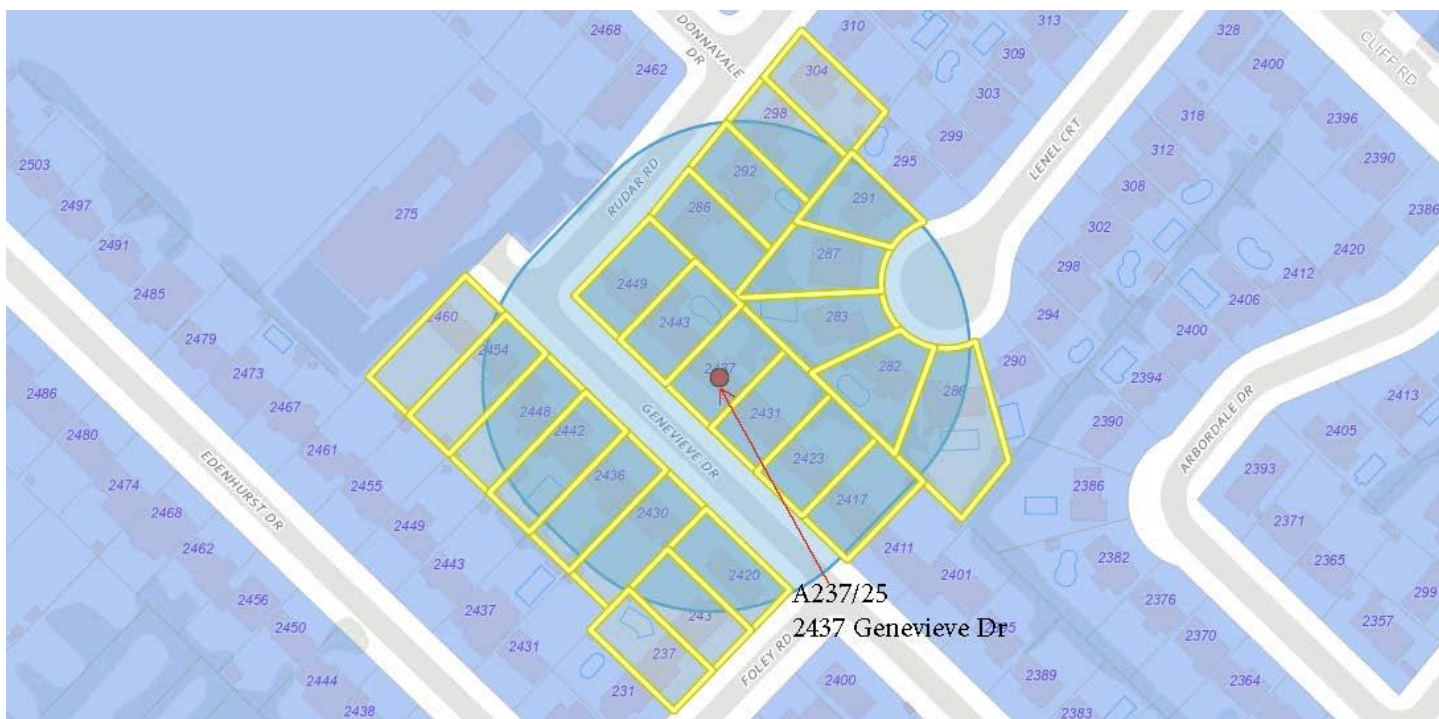
<http://www.mississauga.ca/portal/cityhall/council-and-committee-videos>

Additional Information:

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

- 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.

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City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-08-07	File(s): A237.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:8/14/2025 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 the construction of a new dwelling proposing:

1. A lot coverage of 38.37% (284.47sq. m) whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% (259.72sq. m) in this instance; and
2. A height of flat roof of 9.74m (approx. 31.96ft) whereas By-law 0225-2007, as amended, permits a maximum height of flat roof of 7.50m (approx. 24.61ft) in this instance.

Amendments

The Building Department is processing Building Permit application BP 9NEW 25-7521. Based on review of the information available in this application, the requested variance #2 is correct. We advise that following amendment is required:

1. A lot coverage of 38.34% (284.47sq. m) whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% (259.72sq. m) in this instance;

Background

Property Address: 2437 Genevieve Dr

Mississauga Official Plan

Character Area: Cooksville Neighbourhood (East)

Designation: Residential Low Density I

Zoning By-law 0225-2007

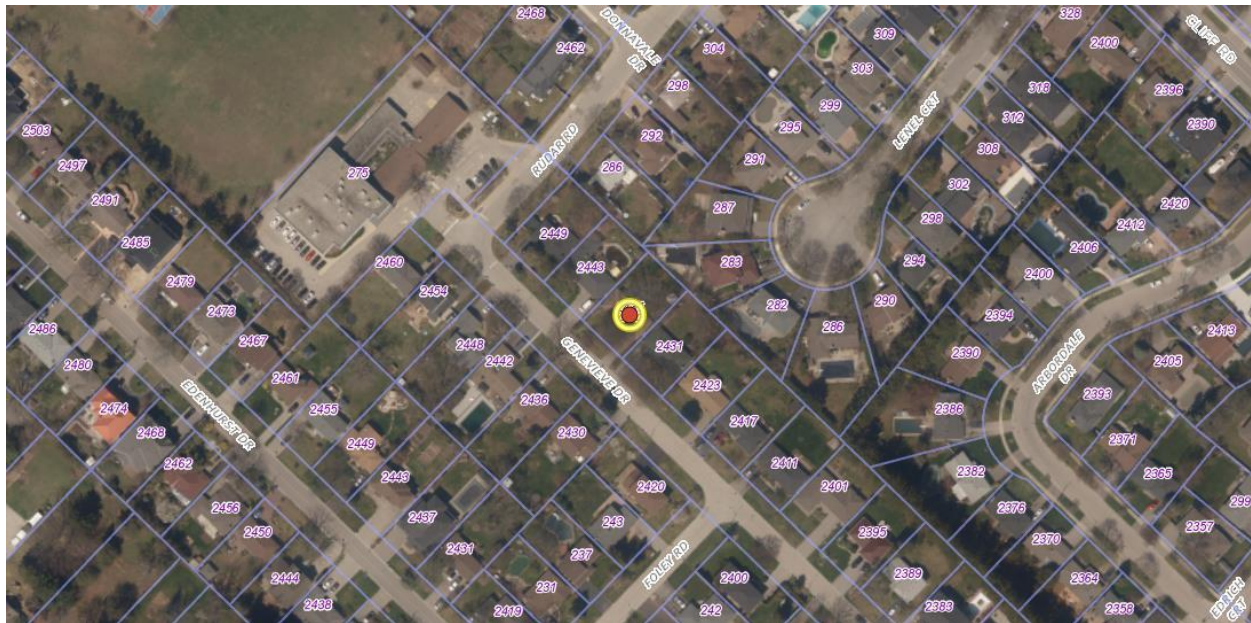
Zoning: RL - Residential

Other Applications:

Site and Area Context

The subject property is located south-west of the Dundas Street East and Cliff Road intersection in the Cooksville Neighbourhood (East) Character Area. It is an interior lot containing a two-storey dwelling with an attached garage. Limited landscaping and vegetative elements are present throughout the subject property. The surrounding area is exclusively residential, consisting of detached dwellings on similarly sized lots.

The applicant is proposing to construct a new dwelling requiring variances for lot coverage and flat roof dwelling height.



Comments

Planning

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

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

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

The variances proposed pertain to an increased lot coverage and flat roof dwelling height. While staff do not have any concerns with the increased lot coverage proposed, there are concerns with the proposed flat roof dwelling height. The intent of the policies is to limit the overall massing of these dwellings and maintain compatibility between the existing and planned character of the neighbourhood. The applicant proposes an increase in flat roof dwelling height that does not maintain the intent of the flat roof height regulations. This variance will create a dwelling with significant massing and impacts that will negatively influence the neighbourhood's character. As such, staff are of the opinion that the design is not compatible with the existing and planned development of the neighbourhood and recommend that the application be deferred for redesign.

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed new dwelling will be addressed through the Building Permit Process (BP 9NEW 25-7521).

Comments Prepared by: Tony Rocco, Development Engineering Technologist



Appendix 2 – Zoning Comments

The Building Department is processing Building Permit application BP 9NEW 25-7521. Based on review of the information available in this application, the requested variance #2 is correct. We advise that following amendment is required:

1. A lot coverage of 38.34% (284.47sq. m) whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% (259.72sq. m) in this instance;

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

Comments Prepared by: Crystal Abainza, Zoning Examiner

Appendix 3 – Parks, Forestry & Environment

Forestry Comments

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

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

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

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

Comments Prepared by: Jamie Meston, Landscape Technician

Appendix 4 – Region of Peel Comments

Development Engineering: 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: A240.25
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 389 Temagami Cres, zoned RL-3 - Residential G1 - 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 a pavilion, pergola, swimming pool, and landscape pavers terrace proposing:

1. An accessory structure (pergola) within a G1 Zone whereas By-law 0225-2007, as amended, does not permit an accessory structure within a G1 Zone in this instance;
2. An accessory structure (pavilion) within a G1 Zone whereas By-law 0225-2007, as amended, does not permit an accessory structure within a G1 Zone in this instance;
3. A swimming pool within a G1 Zone whereas By-law 0225-2007, as amended, does not permit a swimming pool within a G1 Zone in this instance;
4. A paver terrace within a G1 Zone whereas By-law 0225-2007, as amended, does not permit a paver terrace within a G1 Zone in this instance;
5. An accessory structure (pergola) setback to a G1 Zone of 0.00m whereas By-law 0225-2007, as amended, requires a minimum setback to a G1 Zone of 5.00m (approx. 16.40ft) in this instance;
6. An accessory structure (pavilion) setback to a G1 Zone of 0.00m whereas By-law 0225-2007, as amended, requires a minimum setback to a G1 Zone of 5.00m (approx. 16.40ft) in this instance;
7. A swimming pool setback to a G1 Zone of 0.00m whereas By-law 0225-2007, as amended, requires a minimum setback to a G1 Zone of 7.50m (approx. 24.61ft) in this instance; and
8. A paver terrace setback to a G1 Zone of 0.00m whereas By-law 0225-2007, as amended, requires a minimum setback to a G1 Zone of 5.00m (approx. 16.40ft) in this instance.

The Committee has set **Thursday, August 14, 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: 2025-08-07	File(s): A240.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:8/14/2025 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 a pavilion, pergola, swimming pool, and landscape pavers terrace proposing:

1. An accessory structure (pergola) within a G1 Zone whereas By-law 0225-2007, as amended, does not permit an accessory structure within a G1 Zone in this instance;
2. An accessory structure (pavilion) within a G1 Zone whereas By-law 0225-2007, as amended, does not permit an accessory structure within a G1 Zone in this instance;
3. A swimming pool within a G1 Zone whereas By-law 0225-2007, as amended, does not permit a swimming pool within a G1 Zone in this instance;
4. A paver terrace within a G1 Zone whereas By-law 0225-2007, as amended, does not permit a paver terrace within a G1 Zone in this instance;
5. An accessory structure (pergola) setback to a G1 Zone of 0.00m whereas By-law 0225-2007, as amended, requires a minimum setback to a G1 Zone of 5.00m (approx. 16.40ft) in this instance;
6. An accessory structure (pavilion) setback to a G1 Zone of 0.00m whereas By-law 0225-2007, as amended, requires a minimum setback to a G1 Zone of 5.00m (approx. 16.40ft) in this instance;
7. A swimming pool setback to a G1 Zone of 0.00m whereas By-law 0225-2007, as amended, requires a minimum setback to a G1 Zone of 7.50m (approx. 24.61ft) in this instance; and
8. A paver terrace setback to a G1 Zone of 0.00m whereas By-law 0225-2007, as amended, requires a minimum setback to a G1 Zone of 5.00m (approx. 16.40ft) in this instance.

Amendments

The Building Department is processing Building Permit application BP 9NEW 25-7954 and a Pool application POOL 25-43. Based on the review of the information available in these applications, the following requested variance is **correct:**

3. A swimming pool within a G1 Zone whereas By-law 0225-2007, as amended, does not permit a swimming pool within a G1 Zone in this instance; (Section 10.2.1)

7. A swimming pool setback to a G1 Zone of 0.00m whereas By-law 0225-2007, as amended, requires a minimum setback to a G1 Zone of 7.50m (approx. 24.61ft) in this instance; (Section 4.1.8.1)

We also advise that following amendments are **required:**

1. An accessory structure (pergola) with an area of 17.39m² (approx. 187.18sq.ft), a setback of 2.58m (approx. 8.46ft) to an interior side lot line, 6.28m (approx. 20.60sq.ft) to a rear lot line and a height of 2.72m (approx.. 8.92ft) within a G1 Zone, whereas By-law 0225-2007, as amended, does not permit an accessory structure within a G1 Zone in this instance. (Section 10.2.1)

2. An accessory structure (pavilion) with an area of 19.81m² (approx. 213.23sq.ft), a setback of 3.56m (approx. 11.68ft) to an interior side lot line, a setback of 5.98m² (approx. 19.62ft) to a rear lot line and a height of 3.86m (approx. 12.66ft), within a G1 Zone, whereas By-law 0225-2007, as amended, does not permit an accessory structure within a G1 Zone in this instance. (Section 10.2.1.)

4. A deck/terrace with exterior steps, within a G1 Zone whereas By-law 0225-2007, as amended, does not permit a paver terrace within a G1 Zone in this instance; (Section 10.2.1)

8. A deck/terrace setback to a G1 Zone of 0.00m whereas By-law 0225-2007, as amended, requires a minimum setback to a G1 Zone of 7.50m (approx. 24.61ft) in this instance. (Section 4.1.5.6)

9. A hard surfaced area setback to the zone boundary line of 0.00m whereas By-Law 0225-2007, as amended, requires a minimum setback of 0.61m (approx. 2.00ft) in this instance. (Section 4.1.5.7).

10. A swimming pool setback to a G1 Zone of 0.00m, whereas By-Law 0225-2007, as amended, requires a minimum setback of 7.50m (approx. 24.61ft) in this instance. (Section 4.1.8.1)

11. A hard surfaced area within a G1 Zone whereas By-law 0225-2007, as amended, does not permit hard surfaced areas within a G1 Zone in this instance; (Section 10.2.1)

12. A lot coverage of 37.9% (318.9m²) within the RL-3 Zone, whereas By-Law 0225-2007, as amended, permits a maximum lot coverage of 35% (294.7m²) in this instance; (Table 4.2.1- Line 5.0)

The following requested variance is **not required:**

5. An accessory structure (pergola) setback to a G1 Zone of 0.00m whereas By-law 0225-2007, as amended, requires a minimum setback to a G1 Zone of 5.00m (approx. 16.40ft) in this instance;

6. An accessory structure (pavilion) setback to a G1 Zone of 0.00m whereas By-law 0225-2007, as amended, requires a minimum setback to a G1 Zone of 5.00m (approx. 16.40ft) in this instance;

Recommended Conditions and Terms

Should the application be approved, Community Services – Forestry recommends the following conditions:

- Prior to commencement of works, the applicant is to contact the Community Services Department – Forestry Section to coordinate a site visit for site staking with appropriate staff from City to delineate and stake the natural heritage feature limits. To ensure the protection and preservation of the Natural Heritage System, the applicant is to provide written confirmation from the Forestry Section to the Committee of Adjustment that the Community Services Department is satisfied with the delineation of the natural heritage limits.
- The submitted site plan dated April 2025 identifies a Long-Term Stable Slope. The applicant shall provide written confirmation from Credit Valley Conservation Authority to the City's Forestry Section that the limit of the Long-Term Stable Slope was staked by CVC, and the date of the staking.
- To ensure the protection and preservation of the natural heritage feature, the applicant is to provide written confirmation from the Forestry Section to the Committee of Adjustment that the Community Services Department has received and approved an Erosion and Sediment Control Plan.
- Tree and vegetation removals and/or disturbance shall only occur outside of the period of April 1st and October 1st to avoid potential impacts to breeding birds and roosting bats.

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

Background

Property Address: 389 Temagami Cres

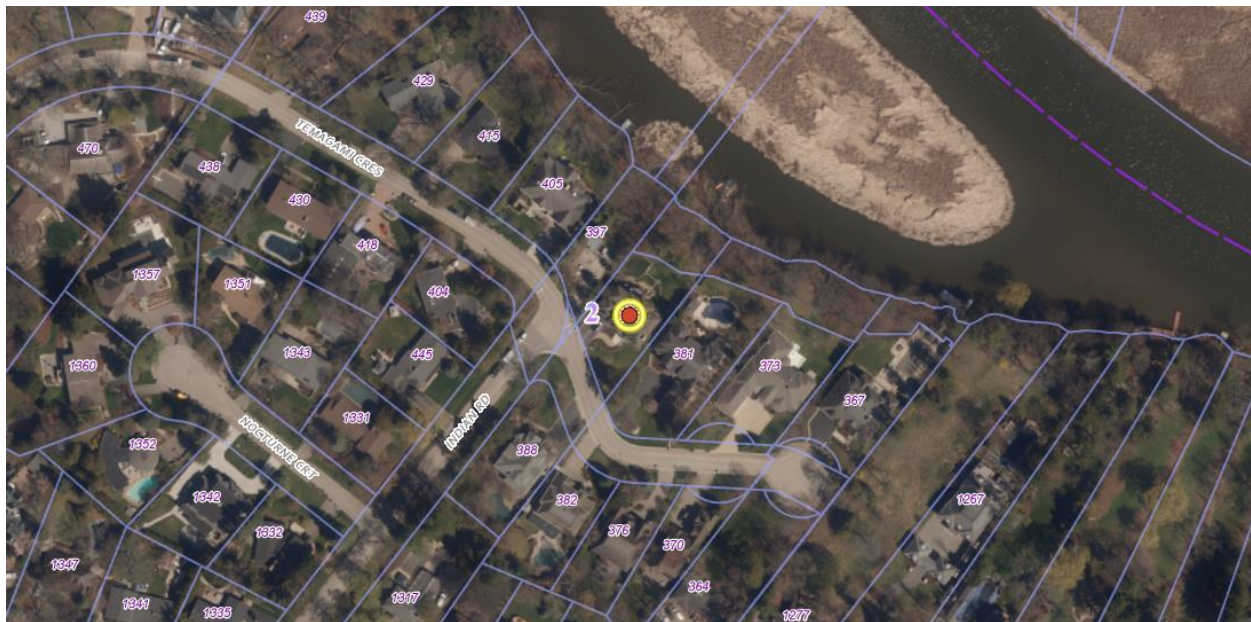
Mississauga Official Plan

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

Zoning By-law 0225-2007**Zoning: RL-3 - Residential G1 - Greenlands****Other Applications: BP 9NEW 25-7954****Site and Area Context**

The subject property is located within the Clarkson - Lorne Park Neighbourhood Character Area, north-east of the Mississauga Road and Indian Road intersection on Temagami Crescent. The immediate area consists primarily of two storey detached dwellings with mature vegetation in the front yard. The subject property contains an existing one-storey detached dwelling with some vegetation in the front yard.

The applicant is proposing a pool, pergola, pavilion and deck/terrace requiring variances for setbacks to a G1 zone and lot coverage.

**Comments****Planning**

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

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

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

The subject property is designated Residential Low Density I on Schedule 10 of the Mississauga Official Plan (MOP). This designation permits only detached dwellings in this area. 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 pavilion, pergola, pool and deck/terrace will maintain the general intent and purpose of the official plan.

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

Variances #1-4 and 7-11, as amended, all pertain to the proposed pavilion, pergola, pool and deck/terrace in the rear yard, requesting reduced setbacks to the G1 zone and permissions to build structures within the G1 zone. The intent of requiring a setback to a G1 zone is to ensure an appropriate buffer is provided to protect the natural feature. Staff note that the entirety of the backyard of the subject site is zoned G1, therefore, any form of development in the backyard would require setback and permission variances to build within the G1 zone. In staff's opinion, the proposed accessory structure, pool and pavers are sited in a manner that minimizes potential impacts to the existing natural feature. The proposed development and site alterations is concentrated in the area closest to the principal dwelling, and is designed to respect the existing topography, vegetation, and environmental conditions. The Credit Valley Conservation Authority has raised no objections to the request. The City relies on the expertise of the Credit Valley Conservation Authority on matters relating to natural features and agree with their position. Community Services has provided a list of conditions should the Committee see merit in approving the application.

Variance #12, as amended, seeks an increase in lot coverage to facilitate the construction proposed pavilion, pergola, pool and deck/terrace in the rear yard. The intent in restricting lot coverage is to ensure that there isn't an overdevelopment of the lot which would impact the streetscape as well as abutting properties. Staff are of the opinion that the proposed increase in lot coverage (approximately 3.4%) is solely attributed to the accessory structures in the rear yard as the dwelling itself remains unchanged. Staff note that properties with lot areas exceeding 750 m² are permitted an additional 5% lot coverage for accessory structures. The total lot area for the property is spread over two zones resulting in the land area zoned residential not exceeding the 750m². However, if the lands area in each zone is combined, the subject property would have a total lot area that exceeds the 750m² and be permitted the additional 5%. Furthermore, due to the generous lot size, configuration, presence of mature vegetation along the property boundaries and the limited building massing, the proposed development is not expected to generate any significant massing impacts on adjacent properties. Staff are satisfied that the increase in lot coverage for is minor in nature does not represent an overdevelopment of the subject property.

Given the above, it is the opinion of Planning staff that the application maintains the general intent and purpose of the zoning by-law.

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

Upon review of the application staff are satisfied that the proposal represents appropriate development of the subject lands given existing site conditions and constraints. The variances, both individually and cumulatively, are minor in nature and will not create any undue impacts to adjoining properties or the planned or existing character of the area.

Comments Prepared by: 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 pavilion and pergola will be addressed by our Development Construction Section through Building Permit BP 9NEW-25/7954.

We note that the applicant has included proof of CVC approval for the requested setbacks to a G1 Zone. In this regard we have no further conditions.

Comments Prepared by: John Salvino, Development Engineering Technologist















Appendix 2 – Zoning Comments

The Building Department is processing Building Permit application BP 9NEW 25-7954 and a Pool application POOL 25-43. Based on the review of the information available in these applications, the following requested variance is correct:

3. A swimming pool within a G1 Zone whereas By-law 0225-2007, as amended, does not permit a swimming pool within a G1 Zone in this instance; (Section 10.2.1)

7. A swimming pool setback to a G1 Zone of 0.00m whereas By-law 0225-2007, as amended, requires a minimum setback to a G1 Zone of 7.50m (approx. 24.61ft) in this instance; (Section 4.1.8.1)

We also advise that following amendments are required:

1. An accessory structure (pergola) with an area of 17.39m² (approx. 187.18sq.ft), a setback of 2.58m (approx. 8.46ft) to an interior side lot line, 6.28m (approx. 20.60sq.ft) to a rear lot line and a height of 2.72m (approx. 8.92ft) within a G1 Zone, whereas By-law 0225-2007, as amended, does not permit an accessory structure within a G1 Zone in this instance. (Section 10.2.1)

2. An accessory structure (pavilion) with an area of 19.81m² (approx. 213.23sq.ft), a setback of 3.56m (approx. 11.68ft) to an interior side lot line, a setback of 5.98m (approx. 19.62ft) to a rear lot line and a height of 3.86m (approx. 12.66ft), within a G1 Zone, whereas By-law 0225-

2007, as amended, does not permit an accessory structure within a G1 Zone in this instance. (Section 10.2.1.)

4. A deck/terrace with exterior steps, within a G1 Zone whereas By-law 0225-2007, as amended, does not permit a paver terrace within a G1 Zone in this instance; (Section 10.2.1)

8. A deck/terrace setback to a G1 Zone of 0.00m whereas By-law 0225-2007, as amended, requires a minimum setback to a G1 Zone of 7.50m (approx. 24.61ft) in this instance. (Section 4.1.5.6)

9. A hard surfaced area setback to the zone boundary line of 0.00m whereas By-Law 0225-2007, as amended, requires a minimum setback of 0.61m (approx. 2.00ft) in this instance. (Section 4.1.5.7).

10. A swimming pool setback to a G1 Zone of 0.00m, whereas By-Law 0225-2007, as amended, requires a minimum setback of 7.50m (approx. 24.61ft) in this instance. (Section 4.1.8.1)

11. A hard surfaced area within a G1 Zone whereas By-law 0225-2007, as amended, does not permit hard surfaced areas within a G1 Zone in this instance; (Section 10.2.1)

12. A lot coverage of 37.9% (318.9m²) within the RL-3 Zone, whereas By-Law 0225-2007, as amended, permits a maximum lot coverage of 35% (294.7m²) in this instance; (Table 4.2.1-Line 5.0)

The following requested variance is not required:

5. An accessory structure (pergola) setback to a G1 Zone of 0.00m whereas By-law 0225-2007, as amended, requires a minimum setback to a G1 Zone of 5.00m (approx. 16.40ft) in this instance;

6. An accessory structure (pavilion) setback to a G1 Zone of 0.00m whereas By-law 0225-2007, as amended, requires a minimum setback to a G1 Zone of 5.00m (approx. 16.40ft) 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 submitted on 07/21/2025. To receive updated comments, the applicant must submit any changes to information or drawings separately through the above application.

Comments Prepared by: Jeanine Benitez, Zoning Examiner

Appendix 3 – 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 Credit River Flats (P-066) 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 requests the following condition(s):

1. The applicant shall install solid board hoarding with sediment control at the rear of the property abutting Credit River Flats (P-066) prior to any commencement of construction works, to the satisfaction of the Community Services Department – Parks and Culture Planning Section. Hoarding shall be installed entirely on private property, 1.0m inside the property line, or along the dripline of any City owned trees that are to be preserved in Credit River Flats/ hoarding shall be in accordance with the latest Community Services Standard Detail 02830-2 Solid Board Construction Hoarding. Please contact Nicholas Rocchetti to arrange for a hoarding inspection.
2. An Encroachment Agreement will be required between the City of Mississauga and the property owner to allow stairs and any other accessory structure within City owned lands through which all City requirements will be reviewed for approval.

In addition, Parks and Culture Planning Section notes the following:

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

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/>.

Additionally, based on a preliminary desktop review, the subject property is ~10 m adjacent to Significant Natural Area CRR9 and immediately adjacent to City-owned woodland. Based on the proposed Site Plan dated April 2025, it is Community Services – Forestry’s understanding that the applicant is seeking a variance permit for the development of a pergola, pavilion, swimming pool, and associated paved terrace for the backyard of the existing two-storey dwelling on the subject property.

Section 6.3.47 of the Mississauga Official Plan (OP) states “*Development and site alteration will not be permitted within erosion hazards associated with valleyland and watercourse features. In addition, development and site alteration must provide appropriate buffer to erosion hazards, as established to the satisfaction of the City and appropriate conservation authority.*” Portions of the proposed development, such as the proposed terrace near the proposed pavilion, nearly abuts the rear property limit, which is also the Top of Bank (TOB) and Long-Term Stable Slope (LTSS) limits outlined by Credit Valley Conservation (CVC). Furthermore, the majority of the minimum 6 m buffer associated with the TOB is proposed to be developed. Section 6.3.24 of the Mississauga OP 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...;

Furthermore, Section 6.3.7 and 6.3.8 of the Mississauga OP state that buffers are vegetated protection areas that provide a physical separation of development from the limits of natural heritage features and natural hazard lands, and that buffers shall be determined on a site specific basis as part of an Environmental Impact Study to the satisfaction of the City and conservation authority. Development within natural heritage feature buffers, especially those that are associated with natural hazard lands, are not typically supported by Community Services – Forestry or CVC. On this basis, Community Services – Forestry does not support the requested minor variances.

Should the application be approved, Community Services – Forestry wishes to note the following:

- Please note a Tree Permit Application may prompt an Environmental Impact Study (EIS) or additional studies/plans as required by Forestry for review and approval. A checklist can be provided for reference upon request.

Should the application be approved, Community Services – Forestry recommends the following conditions:

- Prior to commencement of works, the applicant is to contact the Community Services Department – Forestry Section to coordinate a site visit for site staking with appropriate staff from City to delineate and stake the natural heritage feature limits. To ensure the protection and preservation of the Natural Heritage System, the applicant is to provide written confirmation from the Forestry Section to the Committee of Adjustment that the Community Services Department is satisfied with the delineation of the natural heritage limits.
- The submitted site plan dated April 2025 identifies a Long-Term Stable Slope. The applicant shall provide written confirmation from Credit Valley Conservation Authority to the City's Forestry Section that the limit of the Long-Term Stable Slope was staked by CVC, and the date of the staking.
- To ensure the protection and preservation of the natural heritage feature, the applicant is to provide written confirmation from the Forestry Section to the Committee of Adjustment that the Community Services Department has received and approved an Erosion and Sediment Control Plan.
- Tree and vegetation removals and/or disturbance shall only occur outside of the period of April 1st and October 1st to avoid potential impacts to breeding birds and roosting bats.

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

Comments Prepared by: Jamie Meston, Landscape Technician

Appendix 4 – Region of Peel Comments

No comments or objections.

Comments Prepared by: Petrele Francois, Junior Planner

Appendix 5 – Conservation Authority Comments

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

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

CVC REGULATED AREA

Based on our mapping, the subject property is regulated due to slope hazard associated with Credit River. As such, the property is subject to the Prohibited Activities, Exemptions, and Permits Regulation (Ontario Regulation 41/24). This regulation prohibits altering a watercourse, wetland or shoreline and prohibits development in areas adjacent to the Lake Ontario shoreline, river and stream valleys, hazardous lands and wetlands, without the prior written approval of CVC (i.e. the issuance of a permit).

PROPOSAL:

It is our understanding that the applicant is requesting the Committee to approve a pavilion, pergola, swimming pool, and landscape pavers terrace proposing:

1. An accessory structure (pergola) within a G1 Zone whereas By-law 0225-2007, as amended, does not permit an accessory structure within a G1 Zone in this instance;
2. An accessory structure (pavilion) within a G1 Zone whereas By-law 0225-2007, as amended, does not permit an accessory structure within a G1 Zone in this instance;
3. A swimming pool within a G1 Zone whereas By-law 0225-2007, as amended, does not permit a swimming pool within a G1 Zone in this instance;
4. A paver terrace within a G1 Zone whereas By-law 0225-2007, as amended, does not permit a paver terrace within a G1 Zone in this instance;
5. An accessory structure (pergola) setback to a G1 Zone of 0.00m whereas By-law 0225-2007, as amended, requires a minimum setback to a G1 Zone of 5.00m (approx. 16.40ft) in this instance;
6. An accessory structure (pavilion) setback to a G1 Zone of 0.00m whereas By-law 0225-2007, as amended, requires a minimum setback to a G1 Zone of 5.00m (approx. 16.40ft) in this instance;

7. A swimming pool setback to a G1 Zone of 0.00m whereas By-law 0225-2007, as amended, requires a minimum setback to a G1 Zone of 7.50m (approx. 24.61ft) in this instance; and

8. A paver terrace setback to a G1 Zone of 0.00m whereas By-law 0225-2007, as amended, requires a minimum setback to a G1 Zone of 5.00m (approx. 16.40ft) in this instance

COMMENTS:

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

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

Comments Prepared by: Stuti Bhatt, Junior Planner



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A242.25
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 199 Kenollie Ave, zoned RL-7 - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow the construction of a new dwelling proposing:

1. A lot coverage of 42.59% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% in this instance;
2. A height of flat roof of 9.98m (approx. 32.74ft) whereas By-law 0225-2007, as amended, permits a maximum height of flat roof of 7.50m (approx. 24.61ft) in this instance;
3. A dwelling unit depth of 29.25m (approx. 95.96ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling unit depth of 20.00m (approx. 65.62ft) in this instance;
4. A gross floor area – infill residential of 896.75sq m (approx. 9,652.54sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area – infill residential of 190.00sq m (approx. 2,045.14sq ft) in this instance;
5. A combined width of side yards of 3.67m (approx. 12.04ft) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 6.09m (approx. 19.98ft) in this instance;
6. A circular driveway area of 52.20% whereas By-law 0225-2007, as amended, permits a maximum circular driveway area of 50.00% in this instance;
7. A combined width of two points of access of a circular driveway of 11.71m (approx. 38.42ft) whereas By-law 0225-2007, as amended, permits a maximum combined width of two points of access of a circular driveway of 8.50m (approx. 27.89ft) in this instance;
8. A garage projection beyond the front wall or exterior side yard wall of the first storey of 4.25m (approx. 13.94ft) whereas By-law 0225-2007, as amended, permits a maximum garage projection beyond the front wall or exterior side yard wall of the first storey of 2.50m (approx. 8.20ft) in this instance;
9. Three attached garages whereas By-law 0225-2007, as amended, permits a maximum of one attached garage in this instance;
10. A garage floor area of 110.06sq m (approx. 1,184.68sq ft) whereas By-law 0225-2007, as amended, permits a maximum garage floor area of 75.00sq m (approx. 807.29sq ft) in this instance;
11. A walkway attachment to the driveway of 5.46m (approx. 17.91ft) whereas By-law 0225-2007, as amended, permits a maximum walkway attachment to the driveway of 1.5m (approx. 4.92ft) in this instance;
12. Two kitchens whereas By-law 0225-2007, as amended, permits a maximum of one kitchen in this instance;
13. An encroachment of eaves into a required yard of 0.61m (approx. 2.00ft) whereas By-law 0225-2007, as amended, permits a maximum encroachment of eaves into a required yard of 0.45m (approx. 1.48ft) in this instance; and
14. An accessory structure height of 6.02m (approx. 19.75ft) whereas By-law 0225-2007, as amended, permits a maximum accessory structure height of 3.50m (approx. 11.48ft) in this instance.

The Committee has set **Thursday, August 14, 2025 at 1:00 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

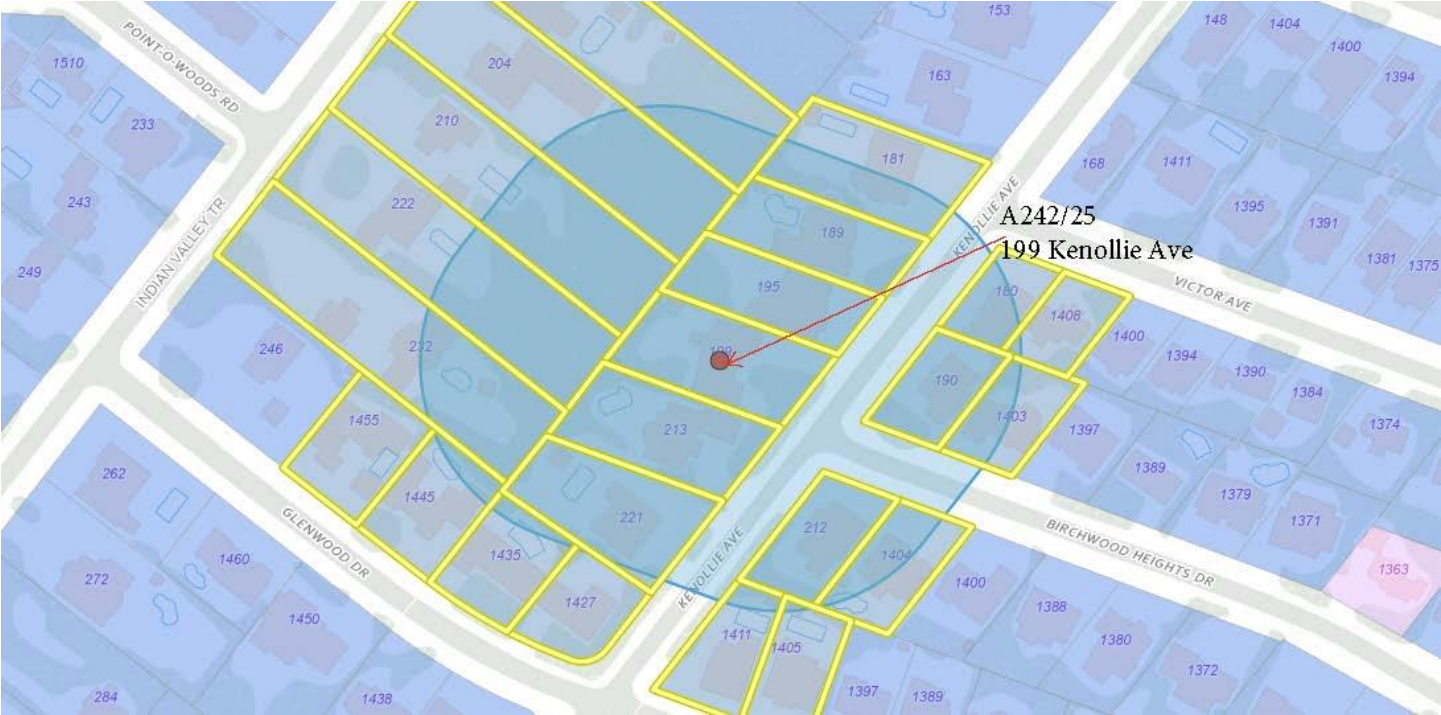
How to participate:

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City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2025-08-07	File(s): A242.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 8/14/2025 1:00:00 PM

Consolidated Recommendation

The City recommends that the application be deferred for redesign.

Application Details

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

1. A lot coverage of 42.59% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% in this instance;
2. A height of flat roof of 9.98m (approx. 32.74ft) whereas By-law 0225-2007, as amended, permits a maximum height of flat roof of 7.50m (approx. 24.61ft) in this instance;
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14. An accessory structure height of 6.02m (approx. 19.75ft) whereas By-law 0225-2007, as amended, permits a maximum accessory structure height of 3.50m (approx. 11.48ft) in this instance.

Amendments

The Building Department is processing Building Permit 25-7643. Based on review of the information available in this application, zoning staff advise that following amendments and an additional variance is required:

1. A lot coverage of 42.59% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% in this instance;
4. A gross floor area – infill residential of 965.40sq m (approx. 10,391.47sq f) whereas By-law 0225-2007, as amended, permits a maximum gross floor area – infill residential of 547.28sq m (approx. 5,890.87sq ft) in this instance;
8. A garage projection beyond the front wall or exterior side yard wall of the first storey of 4.71m (approx. 15.45ft) and 5.64m (approx. 18.50ft) whereas By-law 0225-2007, as amended, permits a maximum garage projection beyond the front wall or exterior side yard wall of the first storey of 2.50m (approx. 8.20ft) in this instance;
10. A garage floor area of 465.00sq m (approx. 5,005.22sq ft) whereas By-law 0225-2007, as amended, permits a maximum garage floor area of 75.00sq m (approx. 807.29sq ft) in this instance; and,
14. An accessory structure height of 6.02m (approx. 19.75ft) measured from Average Grade whereas By-law 0225-2007, as amended, permits a maximum accessory structure height of 3.50m (approx. 11.48ft) measured from Established Grade in this instance.

Additional Variance:

15. A minimum required landscaped area soft is 40%; where the proposed landscape soft area is 36%

Background

Property Address: 199 Kenollie Ave

Mississauga Official Plan

Character Area: Mineola Neighborhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

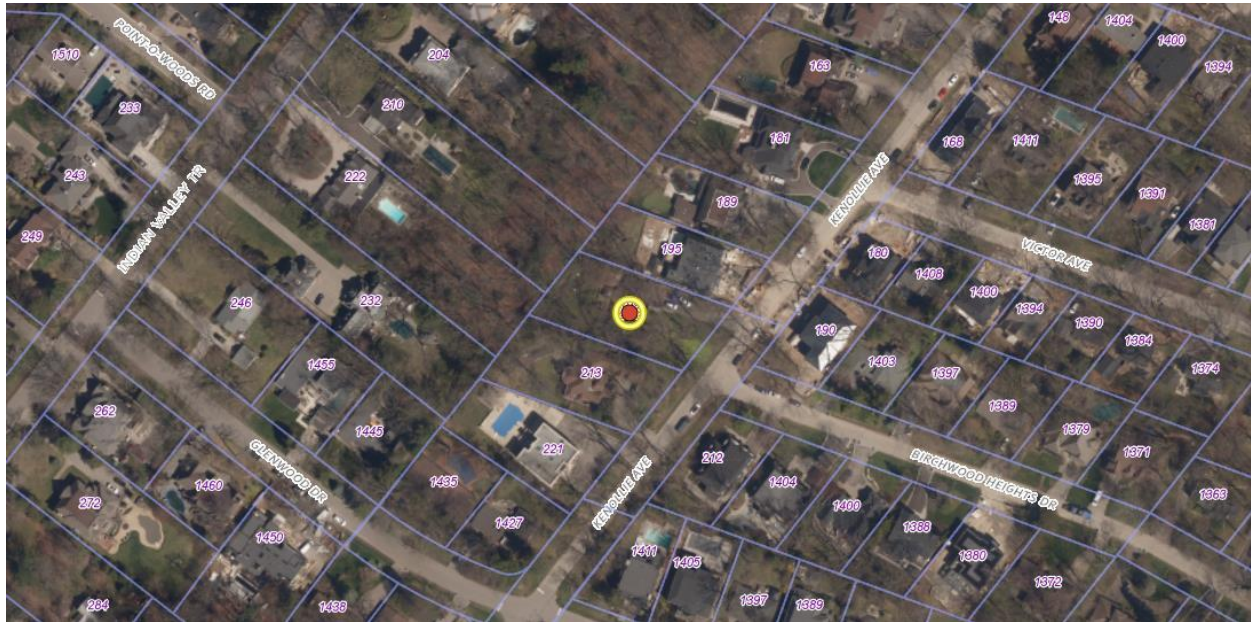
Zoning: RL-7 - Residential

Other Applications: Building Permit 25-7643

Site and Area Context

The subject property is located within the Mineola Neighbourhood Character Area, northwest of the Hurontario Street and Mineola Road West intersection. The neighbourhood is entirely 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 to construct a new two-storey dwelling requiring variances for dwelling depth, lot coverage, dwelling height, gross floor area, side yard widths, driveway coverage and width, garage projection, no. of garages, garage area, walkway attachment width, no. of kitchens, eave encroachment, accessory structure height and soft landscaping.



Comments

Planning

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

Staff comments concerning the application are as follows:

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

Planning staff have identified numerous concerns with the proposal. The proposal does not meet the gross floor area, lot coverage, dwelling depth or height requirements, resulting in excessive massing.

While larger dwellings are not out of character within the surrounding area, upon review of new two storey-detached dwellings in the neighbourhood, staff are of the opinion that the proposal is excessive and out of character.

Staff are concerned that increasing the dwelling's depth in combination with the increase in lot coverage will cause significant massing issues that will directly impact neighbouring properties and result in overdevelopment of the lot.

Additionally, the increase in the driveway width results in a reduction in the soft landscaping lower than the minimum requirement under the by-law which staff typically do not support.

Given the above, staff recommend that the application be deferred to give the applicant an opportunity to redesign the proposal after discussion with Planning staff.

Comments Prepared by: Shivani Chopra, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed dwelling will be addressed by our Development Construction Section through Building Permit BP 9NEW-25/7643.

However, our Traffic Planning Section does not support a secondary access for the site and does not recommend permitting a driveway access width exceeding 8.5m.

Through Traffic Engineering best practices, driveway widths 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.

Should the Committee see merit in approving the requested minor variance, the applicant is advised that all costs incurred in providing any new driveway entrances to the subject lands or any modifications/reinstatement required (including the existing driveway), would be at the cost of the owner. We are also noting that should any utilities/trees need to be relocated, all costs incurred will also be at the expense of the owner. Driveway accesses shall maintain a 1.5m setback from aboveground features such as utilities. Setbacks from any trees shall be confirmed with the City's Community Services Department. The applicant would also be required to apply for Access Modification Permits prior to Site Plan Approval and/or Building Permit Issuance.

Comments Prepared by: John Salvino, Development Engineering Technologist





Appendix 2 – Zoning Comments

The Building Department is processing Building Permit 25-7643. Based on review of the information available in this application, we advise that following amendments and an additional variance is required:

1. A lot coverage of 42.59% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% in this instance;
4. A gross floor area – infill residential of 965.40sq m (approx. 10,391.47sq f) whereas By-law 0225-2007, as amended, permits a maximum gross floor area – infill residential of 547.28sq m (approx. 5,890.87sq ft) in this instance;
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10. A garage floor area of 465.00sq m (approx. 5,005.22sq ft) whereas By-law 0225-2007, as amended, permits a maximum garage floor area of 75.00sq m (approx. 807.29sq ft) in this instance; and,

14. An accessory structure height of 6.02m (approx. 19.75ft) measured from Average Grade whereas By-law 0225-2007, as amended, permits a maximum accessory structure height of 3.50m (approx. 11.48ft) measured from Established Grade in this instance.

Additional Variance:

15. A minimum required landscaped area soft is 40%; where the proposed landscape soft area is 36%

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

Comments Prepared by: Andrea Patsalides, Zoning Examiner

Appendix 3 – Parks, Forestry & Environment

Forestry Comments

The Forestry Section of the Community Services Department has reviewed the above noted minor variance application. At this time, Forestry does not support minor variances #6, #7 and #11 associated with this application, as the size and layout of the circular driveway/walkway attachment to the driveway will result in significant impacts to the existing trees, such as tree injury and tree removal, to both City trees and private trees.

The size and location of the proposed circular driveway may result in impacts to existing City owned trees, potentially resulting in tree injury or tree removal. Care should be taken to protect the below noted trees as best as possible:

- Red Oak: 55cm DBH (estimated), good condition, minimum Tree Protection Zone (TPZ) 3.6m, located south of the proposed 3.66m wide driveway, City owned tree.
- Red Oak: 65cm DBH (estimated), good condition, minimum Tree Protection Zone (TPZ) 4.2m, located south of the proposed 3.66m wide driveway, City owned tree.
- Japanese Maple: 25cm DBH (estimated), good condition, minimum Tree Protection Zone (TPZ) 1.8m, located south of the proposed 8.05m driveway, City owned tree.
- Yellow Birch: 30cm DBH (estimated), good condition, minimum Tree Protection Zone (TPZ) 1.8m, in conflict with proposed 8.05m driveway, City owned tree.

Additionally, Forestry notes that there are multiple established trees on private property (refer to additional comments regarding Residential Woodland M14 below), most of which would be protected by the Private Tree By-law (0021-2022), that will also be impacted by the proposed circular driveway, as well as by the proposed water feature. Based off the Site Plan provided (A100/A101), there are six (6) private trees are in direct conflict with the proposed circular driveway that would likely require removal, as well as two (2) trees north of the proposed 8.05m

wide driveway that will likely be severely injured, meaning these two (2) trees may also require removal. There are three (3) trees that are in direct conflict with the proposed water feature that would likely require removal. Please note there may be additional tree impacts from other proposed site elements that have not yet been captured.

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 (see below). 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 (see below).

Should this application be approved, the Forestry Section of the Community Services Department advises as follows:

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

Furthermore, based on a preliminary desktop review, the subject property is entirely within Residential Woodland M14 and is immediately adjacent to woodland that is considered Significant Woodland based on criteria listed in Section 6.3.12.f. of the Mississauga Official Plan (OP). Based on the proposed Site Plan that was prepared for zoning comments on May 29, 2025, it is Community Services – Forestry’s understanding that the applicant is seeking a variance permit for the redevelopment of the existing residential dwelling and associated driveway on the subject property.

The proposed redevelopment will require the removal of several mature trees that contribute to the Residential Woodland. Section 6.3.24 and 6.3.19 of the Mississauga OP 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...;

Should the application be approved, Community Services – Forestry wishes to note the following:

- Please note a Tree Permit Application may prompt an Environmental Impact Study (EIS) or additional studies/plans as required by Forestry for review and approval. A checklist can be provided for reference upon request.

Should the application be approved, Community Services – Forestry recommends the following conditions:

- Prior to commencement of works, the applicant is to contact the Community Services Department – Forestry Section to coordinate a site visit for site staking with appropriate staff from City to delineate and stake the dripline of the Significant Woodland.
- Tree and vegetation removals and/or disturbance shall only occur outside of the period of April 1st and October 1st to avoid potential impacts to breeding birds and roosting bats.

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

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: A112.25
Ward: 11

In Person and Virtual Public Hearing

Why you received this letter:

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

Details of the application and meeting information:

The property owner of 6912 Amour Terr, zoned R11-1 - 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 below grade entrance proposing an interior side yard setback of 0.15m (approx. 0.49ft) 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, August 14, 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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- **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.

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Additional Information:

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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: 2025-08-07	File(s): A112.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 8/14/2025 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 below grade entrance proposing an interior side yard setback of 0.15m (approx. 0.49ft) 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: 6912 Amour Terr

Mississauga Official Plan

Character Area: Meadowvale Village Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

Zoning: R11-1 - Residential

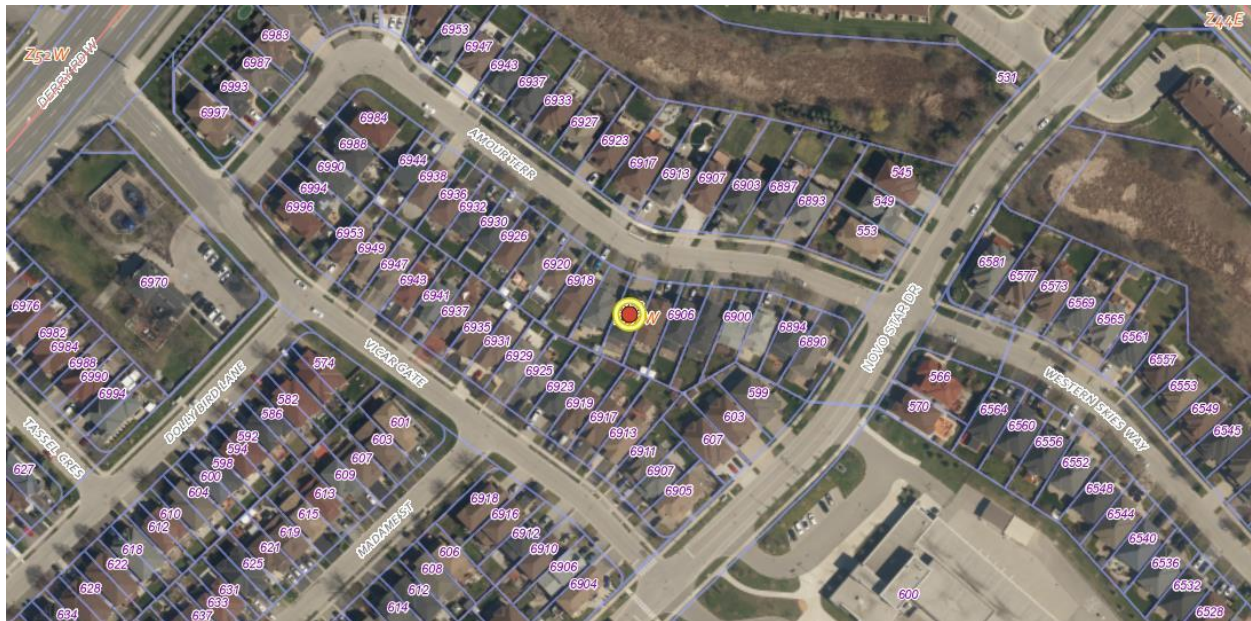
Other Applications: Building Permit application 24-5659

Site and Area Context

The subject property is located south-west of the Derry Road West and McLaughlin Road intersection in the Meadowvale Village Neighbourhood. It is an interior lot containing a two-

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

The applicant is proposing a below grade entrance to facilitate an attached, additional residential unit (ARU) 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 Meadowvale Village Neighbourhood Character Area and is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits detached, semi-detached, duplex, triplex and street house dwellings. Section 9 of MOP promotes development with appropriate urban form and site design, regulating that such development is compatible with the existing site conditions, the surrounding context, and the landscape of the character area.

The general intent of the side yard regulations in the by-law is to ensure that an adequate buffer exists between primary structures on adjoining properties, appropriate drainage can be provided and that access to the rear yard remains unencumbered. Staff note the proposed below grade stairwell is appropriately situated on the subject property maintaining unencumbered access to the rear yard through the other side yard. Furthermore, Transportation and Works staff have raised no drainage related concerns and access to the rear yard is maintained.

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

Comments Prepared by: Daniel Grdasic, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

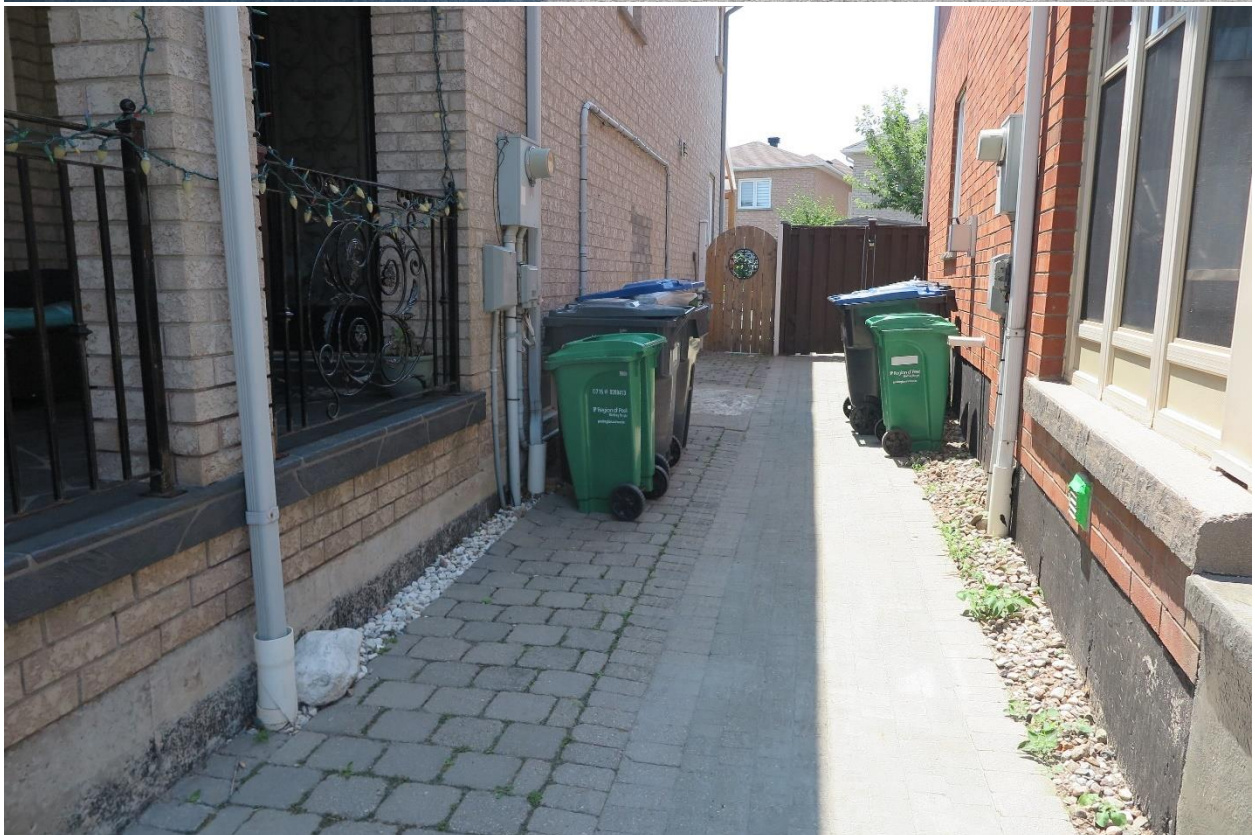
Enclosed for Committee's information are some photos which depict the area where the side entrance is being proposed. We note that the Grading Plan (Plan C-35515) approved for this property under the Arrowsmith Village-Phase 2 Subdivision depicts a rear to front drainage pattern meaning drainage from the rear yard was designed to be directed to the front via side yard swale.

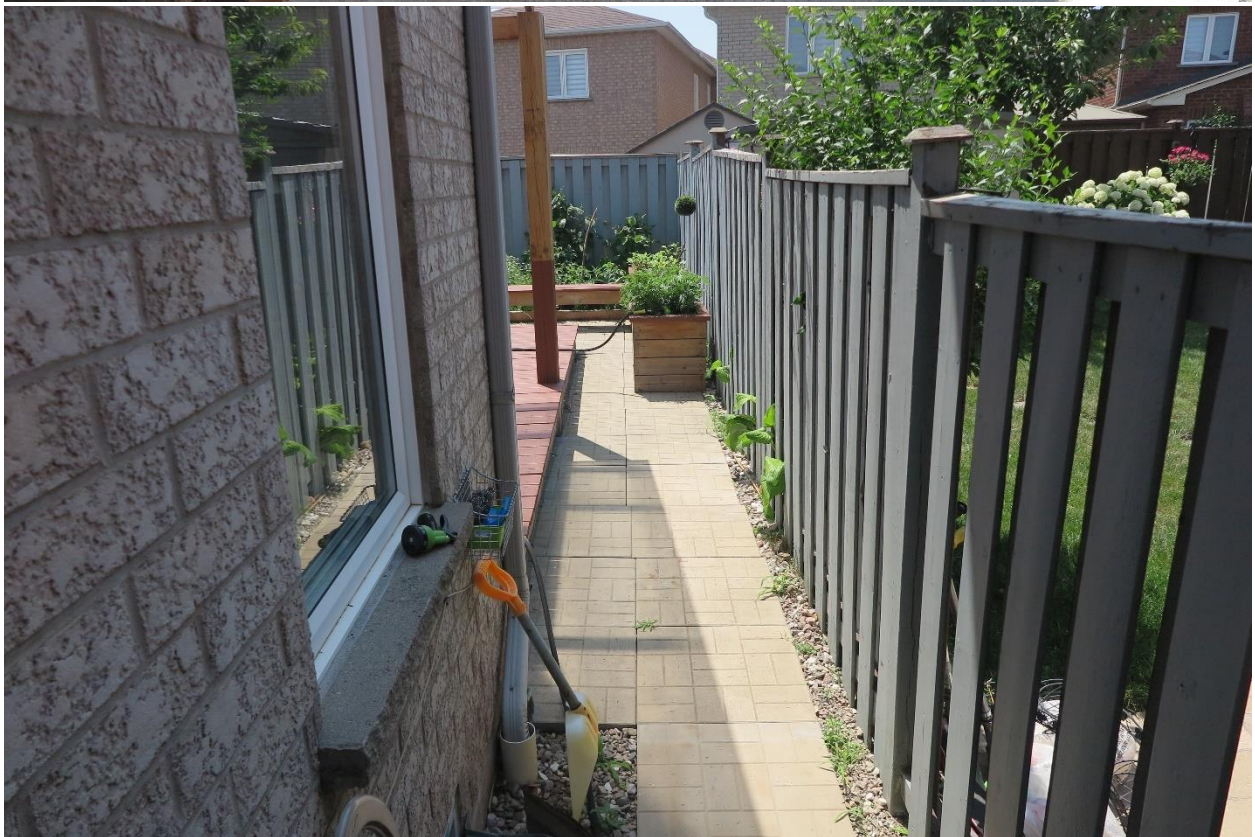
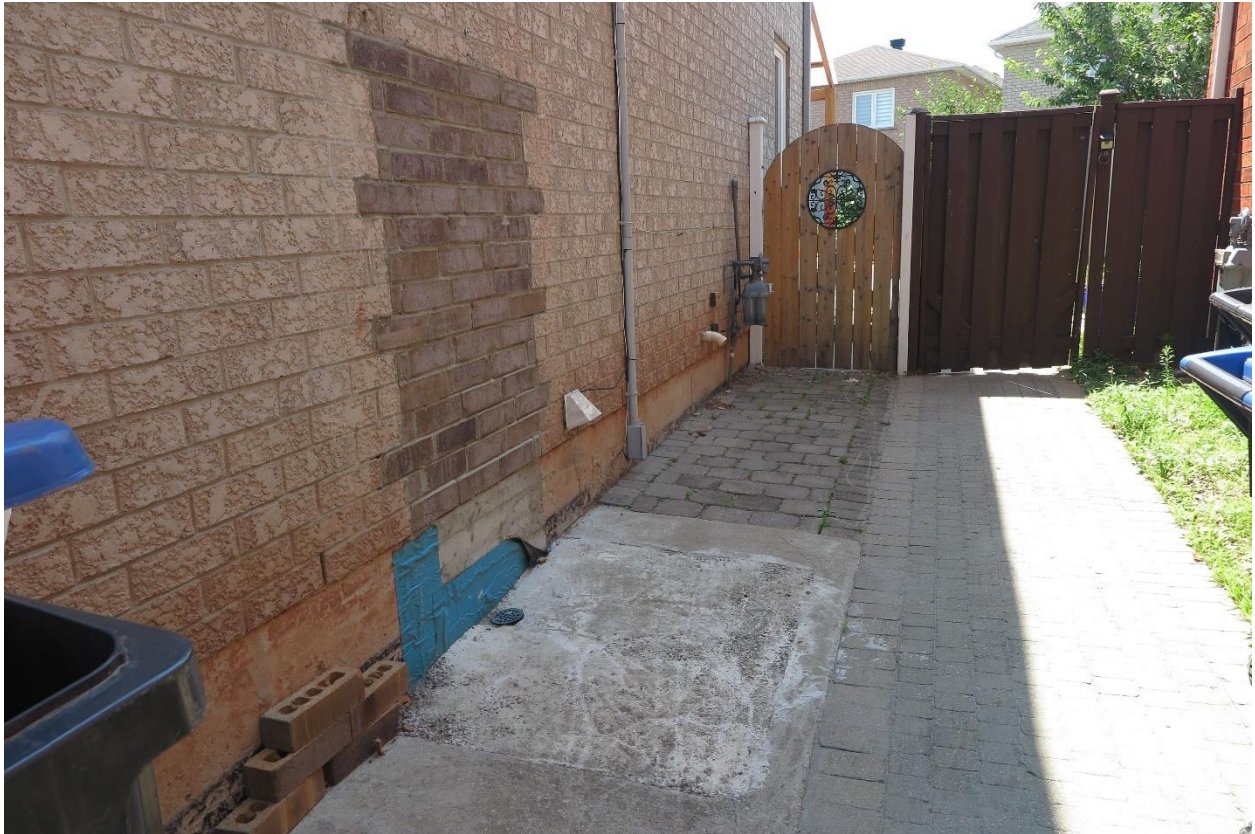
In our previous comments submitted for the May 8, 2025, Committee of Adjustment Hearing we did not support the request for a reduction of 0.04M (0.13 ft) interior side yard setback as it would have significantly reduced the side yard setback. A 0.04M setback would not have allowed for a functional drainage swale (or any drainage swale) between the properties which would have resulted in drainage being directed onto the adjacent property.

Through numerous discussions with the applicant's agent, we insisted that a minimum of a 6-inch setback would be required to obtain our support. The amended request is now requesting a 0.15M (approx. 0.49 ft) which is not optimal, however we could support.

It should also be noted that the city is processing a Building Permit Application (SEC UNIT 24-5659) for the proposed basement apartment.

Comments Prepared by: Tony Rocco, Development Engineering Technologist







Appendix 2 – Zoning Comments

The Building Department is processing Building Permit application 24-5659. Based on review of the information available in this application, we advise that more information is required in order to verify the accuracy of the requested variance(s) or determine whether additional variance(s) will be required.

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

Comments Prepared by: Emily Majeed, Zoning Examiner

Appendix 3 – Parks, Forestry & Environment

Forestry Comments

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

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

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

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

Comments Prepared by: Jamie Meston, Landscape Technician

Appendix 4 – Region of Peel Comments**Minor Variance Application: A-25-112M / 6912 Amour Terrace**

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 are required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections at (905) 791-7800 x7973 or by email at servicingconnections@peelregion.ca.
- All unutilized water and sanitary services shall be abandoned in accordance with Region of Peel design criteria. For more information, please contact Servicing Connections at (905) 791-7800 x7973 or by email at servicingconnections@peelregion.ca.

Comments Prepared by: Petrele Francois, Junior Planner



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A120.25
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 1167 Strathy Ave, zoned R3-75-Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow the construction of a new dwelling proposing:

1. A front yard setback of 5.01m (approx. 16.44ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 6.00m (approx. 19.69ft) in this instance;
2. An entrance to the basement from the exterior side yard whereas By-law 0225-2007, as amended, does not allow an entrance to the basement from the exterior side yard in this instance; and
3. A setback to an entrance to the basement from the exterior side yard of 1.15m (approx. 3.77ft) whereas By-law 0225-2007, as amended, requires a minimum setback to an entrance to the basement from the exterior side yard of 6.00m (approx. 19.69ft) in this instance.

The Committee has set **Thursday, August 14, 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: 2025-08-07	File(s): A120.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:8/14/2025 1:00:00 PM

Consolidated Recommendation

The City recommends that the Committee have regard for all comments and evidence provided by the applicant and area residents when assessing if the application, as amended, meets the requirements of Section 45(1) of the Planning Act, subject to the recommended condition. The applicant may wish to defer the application to ensure that all required variances have been accurately identified.

Application Details

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

1. A front yard setback of 5.01m (approx. 16.44ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback of 6.00m (approx. 19.69ft) in this instance;
2. An entrance to the basement from the exterior side yard whereas By-law 0225-2007, as amended, does not allow an entrance to the basement from the exterior side yard in this instance; and
3. A setback to an entrance to the basement from the exterior side yard of 1.15m (approx. 3.77ft) whereas By-law 0225-2007, as amended, requires a minimum setback to an entrance to the basement from the exterior side yard of 6.00m (approx. 19.69ft) in this instance.

Amendments

The Building Department is processing Building Permit application 25-8628. Based on review of the information available in this application, Zoning staff advise that following amendment is required:

2. An entrance to the basement from the exterior side yard with an exterior side yard setback of 1.15m (approx. 3.77ft) whereas By-law 0225-2007, as amended, does not allow an entrance to the basement from the exterior side yard in this instance; and

Zoning staff 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.

Recommended Conditions and Terms

Should the Committee see merit in the applicant's request, Planning staff recommend:

Appropriate screening be provided in the exterior side yard.

Background

Property Address: 1167 Strathy Ave

Mississauga Official Plan

Character Area: **Lakeview Neighbourhood**
Designation: **Residential Low Density II**

Zoning By-law 0225-2007

Zoning: R3-75-Residential

Other Applications: Building Permit application 25-8628

Site and Area Context

The subject properties are located within the Lakeview Neighbourhood Character Area, southeast of Cawthra Road and Atwater Avenue. The immediate neighbourhood is primarily residential, consisting of one and two-storey detached dwellings. The subject property contains a one and a half-storey detached dwelling.

The applicant proposes a new two-storey detached dwelling requiring variances for below grade stairwell in the exterior side yard, exterior side yard setback and front yard setback.



Comments Prepared by: Shivani Chopra, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

As per our previous comments for the May 29, 2025 hearing date, we advise that there is a previously approved Building Permit application (BP 9NEW-24/2862) for a new dwelling on the property. We have no concerns from a grading perspective.

Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is processing Building Permit application 25-8628. Based on review of the information available in this application, we advise that following amendment is required:

2. An entrance to the basement from the exterior side yard with an exterior side yard setback of 1.15m (approx. 3.77ft) whereas By-law 0225-2007, as amended, does not allow an entrance to the basement from the exterior side 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.

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 submitted on 06/27/2025. To receive updated comments, the applicant must submit any changes to information or drawings separately through the above application.

Comments Prepared by: Jeanine Benitez, Zoning Examiner

Appendix 3 – 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.

City Department and Agency Comments	File:A120.25	2025/08/07	5
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2. No private trees shall be injured or removed. If a private tree with a diameter of 15 centimetres or greater on private property is to be injured or destroyed, a permit must be issued as per By-law 0021-2022.
3. Please note if a tree is identified as a shared tree with the adjacent property owner, and the applicant intends to apply for a Tree Removal Permit, written consent must be obtained by both parties.

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

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

Comments Prepared by: Jamie Meston, Landscape Technician

Appendix 4 – Region of Peel Comments

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

Comments:

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

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 – CONDITIONS OF APPROVAL

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

Comments Prepared by: Jenna Auger, Project Analyst