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## Committee of Adjustment

**Date:** August 28, 2025  
**Time:** 1:00 PM  
**Location:** Council Chambers, Civic Centre, 2nd Floor  
300 City Centre Drive, Mississauga, Ontario, L5B 3C1  
and Online Video Conference

### Members

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

### Contacts

Evan Pu, Committee of Adjustment Coordinator, Legislative Services  
905-615-3200 ext.5507 or 8246  
[evan.pu@mississauga.ca](mailto:evan.pu@mississauga.ca)

Natalia Joffre, Committee of Adjustment Coordinator, Legislative Services  
905-615-3200 ext.5507 or 8696  
[natalia.joffreanez@mississauga.ca](mailto:natalia.joffreanez@mississauga.ca)

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

### ***Send written submissions or request notification of future meetings to:***

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

### ***Requests to speak:***

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

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

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1. CALL TO ORDER
  2. DECLARATION OF CONFLICT OF INTEREST
  3. DEFERRALS OR WITHDRAWALS
  4. MATTERS TO BE CONSIDERED
    - 4.1 B29.25  
6945 Meadowvale Town Centre Cir (Ward 9)
    - 4.2 A219.25  
7170 Tranmere Dr (Ward 5)
    - 4.3 A222.25  
1391 Hollyrood Ave (Ward 1)
    - 4.4 A253.25  
900 Goodwin Rd (Ward 1)
    - 4.5 A255.25  
1290 Minaki Rd (Ward 1)
    - 4.6 A257.25  
2576 Dunwin Dr, Unit 3 (Ward 8)
    - 4.7 A258.25  
6665 Millcreek Dr (Ward 9)
    - 4.8 A259.25  
4339 Radisson Cres (Ward 8)
    - 4.9 A260.25  
1155 Birchview Dr, Unit 2 (Ward 2)
    - 4.10 A265.25  
180 Burnhamthorpe Rd W (Ward 7)
    - 4.11 A452.24  
2210 Robin Dr (Ward 8)
    - 4.12 A69.25  
3138 Bonaventure Dr (Ward 5)

4.13            A103.25  
586 Exbury Cres (Ward 1)

4.14            A119.25  
592 Exbury Cres (Ward 1)

5.              OTHER BUSINESS

6.              ADJOURNMENT





# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: B29.25  
Ward: 9

## In Person and Virtual Public Hearing

### Why you received this letter:

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

### Details of the application and meeting information:

The property owner of 6945 Meadowvale Town Centre Cir, zoned C3 - Commercial, has applied for Consent under Section 53 of the Planning Act. The applicant requests the consent of the Committee to sever a parcel of land to create a new lot. The parcel of land has a frontage of approximately 47.00m (approx. 154.20ft) and an area of approximately 3,785.00sq m (approx. 40,741.40sq ft).

The Committee has set **Thursday, August 28, 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, 2<sup>nd</sup> Floor. Advance registration is preferred if you wish to speak at the hearing in person. If you wish to make a presentation you must send your request to speak and your presentation (as an attachment) via email to [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca) by 4:30 PM on the Friday prior to the hearing. A document projector will also be available, if preferred.
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- **By telephone:** Advance registration is required to speak virtually at the hearing. To register, please call 905-615-3200 x5507 by 4:30 PM on the Friday prior to the hearing. You must provide your name, phone number, and the application file number. Committee staff will provide you with call in details prior to the start of the hearing.
- **Submit a written comment:** Written comments to the Committee must be received no later than 4:30 p.m. on the Friday prior to the hearing. Submissions are accepted by email at [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca) or by mailing the Committee of Adjustment, 300 City Centre Drive 2<sup>nd</sup> Floor, Mississauga, ON L5B 3C1. Please include your name, your address, and the file number or property address you are commenting on. Should you wish to have your personal information removed from your comment, please contact our office as soon as possible after your submission. Our offices will attempt to de-identify and remove your personal information from your comment. Please note that your information will only be redacted once the request is received.

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

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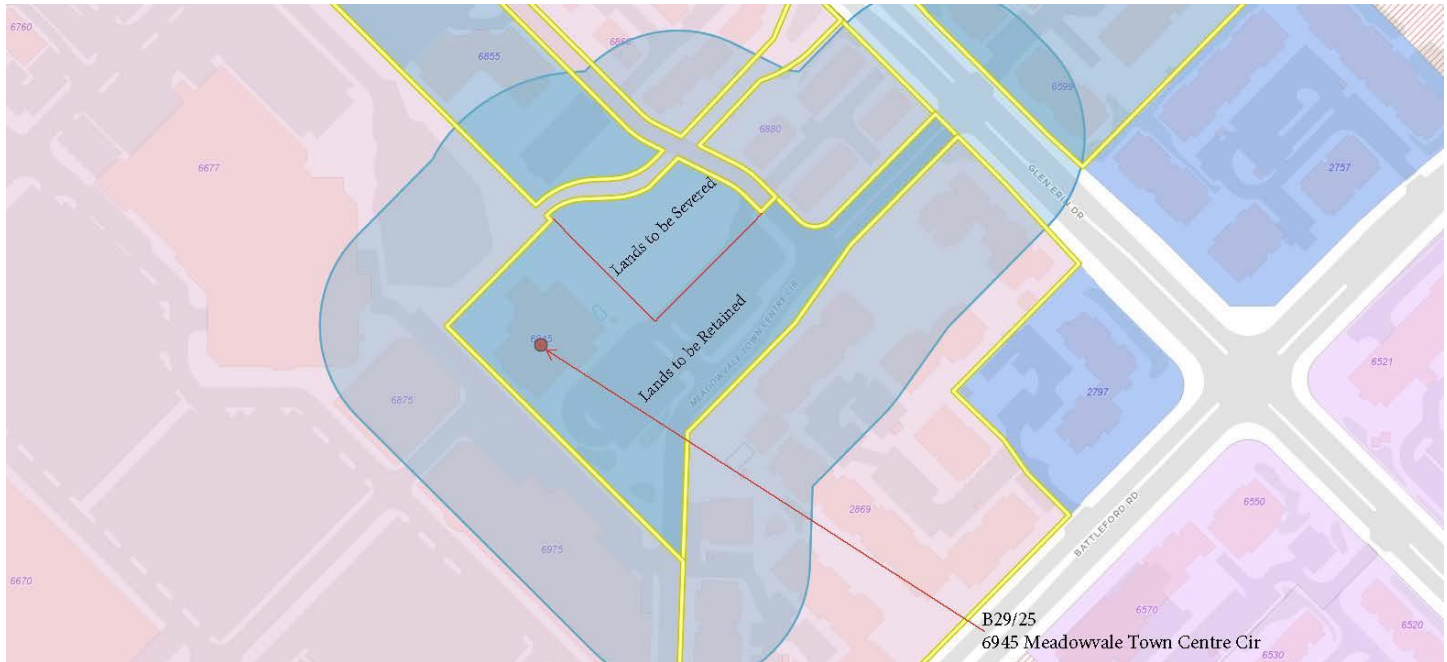
If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Committee of Adjustment via email at [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca) or by mailing the Committee

of Adjustment, 300 City Centre Drive 2<sup>nd</sup> Floor, Mississauga, ON L5B 3C1. This will also entitle you to be advised of any Ontario Land Tribunal (OLT) appeals.

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

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<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: 2025-08-21	File(s): B29.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 8/28/2025 1:00:00 PM

## Consolidated Recommendation

The City recommends that the application be deferred.

## Application Details

The applicant requests the consent of the Committee to sever a parcel of land to create a new lot. The parcel of land has a frontage of approximately 47.00m (approx. 154.20ft) and an area of approximately 3,785.00sq m (approx. 40,741.40sq ft).

## Background

**Property Address:** 6945 Meadowvale Town Centre Cir

### Mississauga Official Plan

Character Area: Meadowvale Community Node  
Designation: Mixed Use

### Zoning By-law 0225-2007

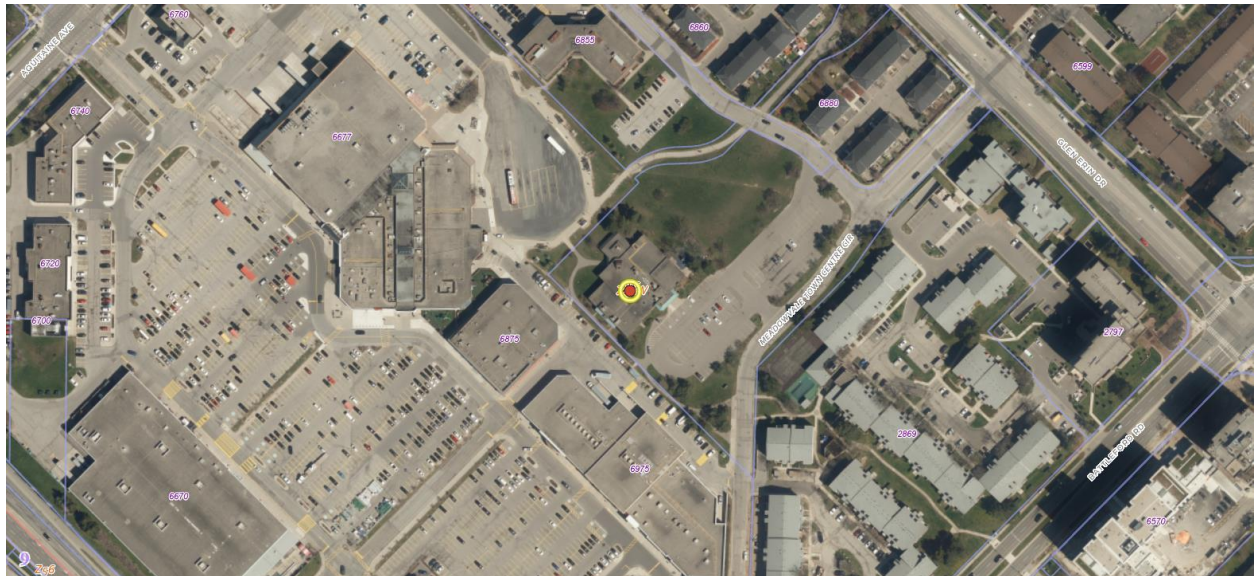
**Zoning:** C3 - Commercial

### Site and Area Context

The subject property is located north-west of the Glen Erin Drive and Battleford Road intersection in the Meadowvale Community Node Character Area. It currently contains a one-storey Place of Worship and the associated parking lot. The subject property has a lot area of 1.79 ha (4.42 ac) and a lot frontage of 14.93m (48.98 ft). There is significant existing soft landscaping and vegetative elements on the subject property. The surrounding area contexts of

a mix of uses including commercial, retail and residential. Additionally, the Meadowvale Town Centre shopping mall abuts the subject property at the north and east corner.

The applicant is proposing to sever the subject property for the purposes of a 6-storey mixed use residential building on the severed lot.



## Comments

### Planning

### Provincial Matters

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

### Planning Act

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

Staff comments concerning the application are as follows:

The subject property is located in the Meadowvale Community Node Character Area and is designated Mixed Use in Schedule 10 of the Mississauga Official Plan (MOP). These policies allow for diverse mix of uses both on the subject and surrounding properties.

Section 51(24) of the Planning Act sets out the criteria for accessing the subdivision of land. Two of the criteria outlined in the Planning Act specifically deal with access and serviceability. The proposed application would create a lot whose frontage is on a privately owned road. Staff cannot confirm whether the severed lot would be able to retain access rights via the private road. Furthermore, staff have not been able to confirm how the severed lot would be serviced without understanding if the services in the private road are publicly or privately owned. These two issues raise concerns regarding the serviceability and access of the proposed severed lot.

Therefore, Planning staff recommend deferral of the application to allow the applicant an opportunity to properly address future access and servicing of the proposed severed lot including fire protection.

Comments Prepared by: Sara Ukaj, Planning Associate

## Appendices

### Appendix 1 – Transportation and Works Comments

This department has no objections to the applicant's request to create a new lot. Our understanding is that the subject lands, municipally known as 6945 Meadowvale Town Centre Circle, are intending to sell a portion of their lands, specifically Part 1 on Plan 43R-41925. The information provided indicates that it is the buyer's intention to construct a six (6) storey mixed - use residential building on these lands which would require a rezoning application.

It should be acknowledged that Meadowvale Town Centre Circle is not public right-of-way and in this regard, the subject lands do not have direct frontage onto a municipal roadway. The Solicitor Letter prepared by Miller Thomson LLP dated July 11, 2025, submitted with this application acknowledges this, however, to their knowledge the lands enjoy the benefits of registered pedestrian, motor vehicle and servicing utility easements with a right-of-way leading to public roadways. The Solicitor Letter also indicates that a thorough title investigation is underway to confirm the legality of the use of the driveway for access purposes, or alternatively if new or modifications to the existing easements are required.

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

A. Items Required Prior to the Issuance of Final Consent

1. Solicitor Letter Confirming Legal Access/Service to Meadowvale Town Centre Circle

Acknowledging that Meadowvale Town Centre Circle is not a public roadway and the subject lands do not have direct frontage onto a municipal roadway, the applicant's solicitor is to provide confirmation that the subject lands have legal access to the private roadway and municipal services.

The Solicitor Letter prepared by Miller Thomson LLP dated July 11, 2025, submitted with this application acknowledges the private roadway and to their knowledge the lands do enjoy the benefits of registered pedestrian, motor vehicle and servicing utility easements and rights-of-way leading to public roadways. The Solicitor Letter also indicates that a thorough title investigation is underway to confirm the legality of the use of the driveway for access purposes, or alternatively if new or modifications to the existing easements are required.

In view of the above and should it be determined that new private easements would have to be established, then a Solicitor Letter describing the new private easement(s)

required is to be submitted for our review/approval. It should also be noted that any documentation received will be forwarded as an attachment with our clearance memo to the Committee of Adjustment Office in order that any new proposed private easement(s) can be identified and be incorporated into the Certificate of Secretary-Treasurer.

**B. General Information**

**1. Site Plan Approval**

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

Comments Prepared by: Tony Iacobucci, Development Engineering

**Appendix 2 – Zoning Comments**

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 – 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 4 – Region of Peel Comments**

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

**Comments:**

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

**Conditions:**

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

Comments Prepared by: Petrele Francois, Junior Planner



**Appendix A – Conditions of Provisional Consent**

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

1. Approval of the draft reference plan(s), as applicable, shall be obtained at the Committee of Adjustment office, and; the required number of prints of the resultant deposited reference plan(s) shall be received.
2. An application amendment letter shall be received from the applicant or authorized agent confirming that the conveyed land shall be together with and/or subject to services easement(s) and/or right(s)-of-way, if necessary, in a location and width as determined by the Secretary-Treasurer based on written advice from the agencies having jurisdiction for any service or right for which the easement or right-of-way is required; alternatively, a letter shall be received from the applicant or authorized agent confirming that no services easement(s) and/or right(s)-of-way, are necessary.
3. A letter shall be received from the City of Mississauga, Manager of Zoning Plan Examination, indicating that the conveyed land and retained lands comply with the provisions of the Zoning By-law, or alternatively; that any variances are approved by the appropriate authorities and that such approval is final and binding.
4. A letter shall be received from the City of Mississauga, Transportation and Works Department, indicating that satisfactory arrangements have been made with respect to the matters addressed in their comments dated August 21, 2025.
5. 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 21, 2025.
6. 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 21, 2025.



# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A219.25  
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 7170 Tranmere Dr, zoned E3 - Employment, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow an addition proposing an interior side yard setback of 3.00m (approx. 9.84ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 6.16m (approx. 20.21ft) in this instance.

The Committee has set **Thursday, August 28, 2025 at 1:00 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

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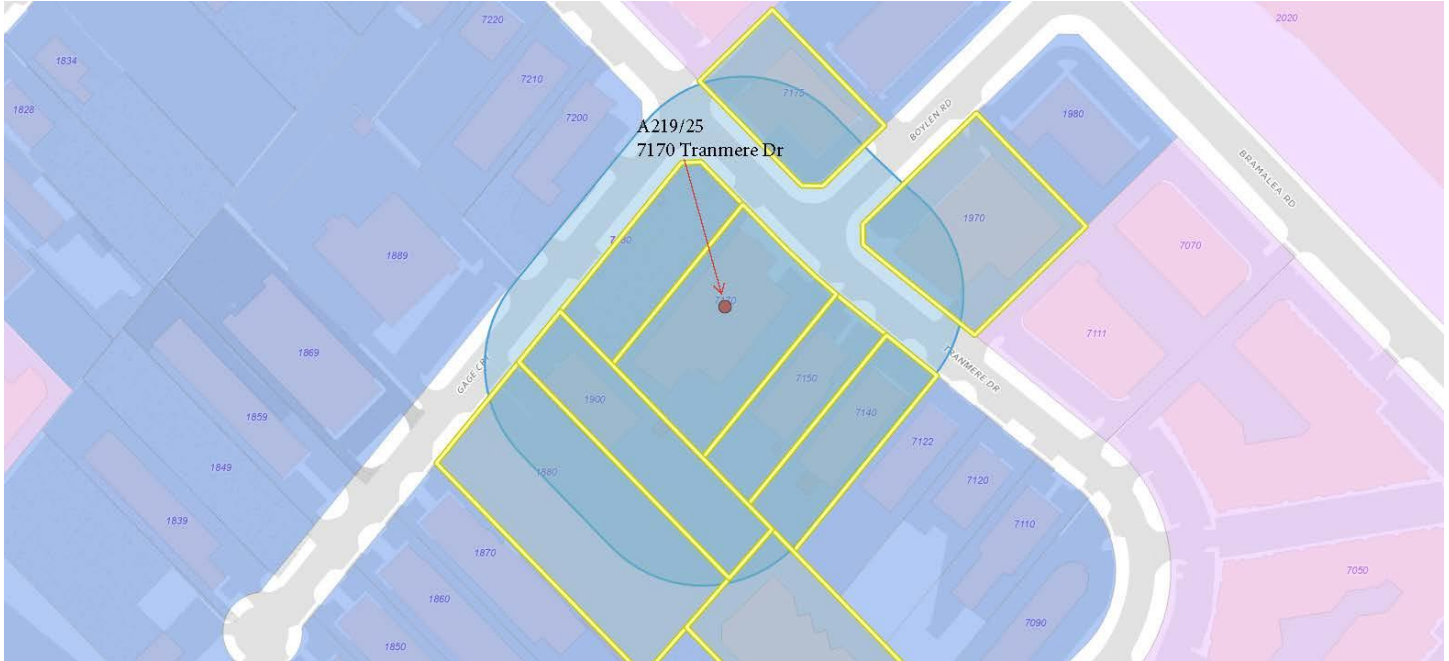
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- If you wish to be notified of the decision of the Committee, you must submit a written request to [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca) or by mailing the Committee of Adjustment, 300 City Centre Drive 2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

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# City of Mississauga

## Memorandum:

### City Department and Agency Comments

Date Finalized: 2025-08-21	File(s): A219.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:8/28/2025 1:00:00 PM

## Consolidated Recommendation

The City has no objections to the application.

## Application Details

The applicant requests the Committee to approve a minor variance to allow an addition proposing an interior side yard setback of 3.00m (approx. 9.84ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 6.16m (approx. 20.21ft) in this instance.

## Background

**Property Address: 7170 Tranmere Dr**

### Mississauga Official Plan

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

### Zoning By-law 0225-2007

**Zoning: E3 - Employment**

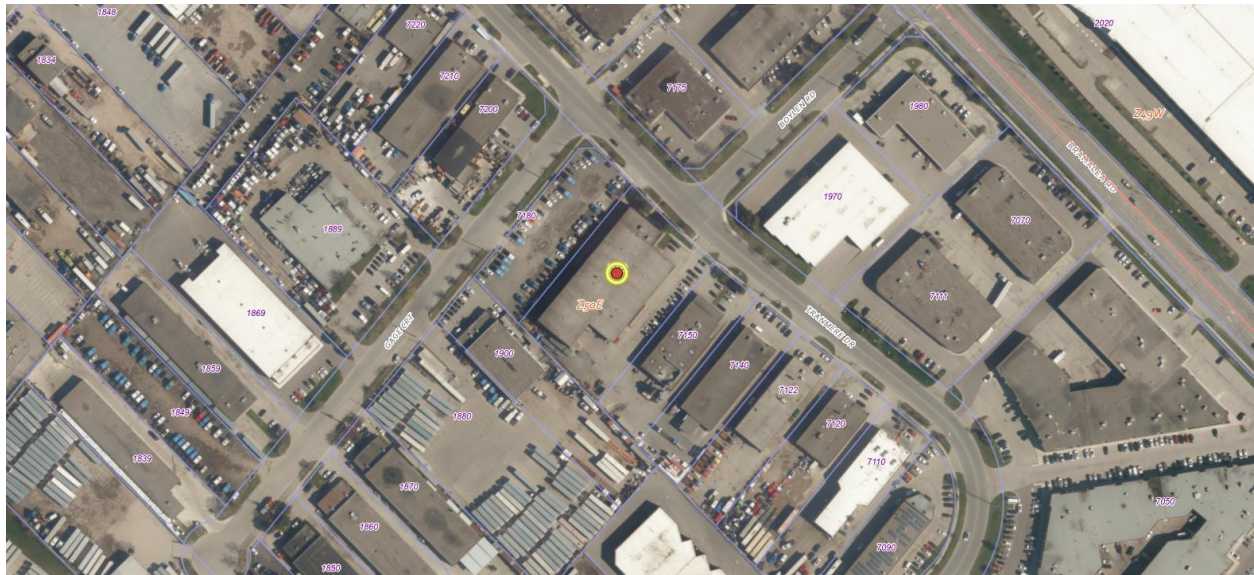
**Other Applications: BP 24-2493**

### Site and Area Context

The subject property is an industrial building located north-west of the Derry Rd E and Bramalea Rd intersection. The subject property is an interior parcel with a lot area of +/- 5941.85m<sup>2</sup> and a

lot frontage of +/- 61.40m and has minimal vegetation and landscape elements along the front lot line. From a land-use perspective, the immediate neighbourhood consists exclusively of industrial employment uses with limited vegetation and landscaping kept to the periphery of the property. Properties within the immediate vicinity possess lot frontages of +/- 35.00m.

The applicant has proposed an addition to the existing industrial structure requiring a variance for a 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:

Staff note a previous minor variance application was approved by the Committee of Adjustment for variances related to parking spaces, rear yard setback and aisle widths on February 25<sup>th</sup>, 2021. Since then, the applicant has had to return to the Committee of Adjustment because of an additional variance identified during the Building Permit review.

The site is located within the Northeast Employment Character Area and is designated Industrial by the Mississauga Official Plan (MOP). The applicant's proposal of an addition to the existing

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steel manufacturing building meets the purpose and general intent of the official plan as the designation permits manufacturing.

The sole variance being requested relates to a side yard setback measured to the proposed addition. The intent of the side yard setback regulation is to ensure an adequate buffer between structures on abutting properties, appropriate drainage can be maintained and unencumbered access is provided to different areas on the subject property. Based on the drawings provided, there are no proposed changes to the built form of the addition since the application in 2021. Staff note that the proposed 3.00m (9.84ft) reduction in the side yard setback is for approximately half of the building length with the rest of the dwelling meeting by-law requirements. Staff are of the opinion that an adequate buffer is maintained between the proposed addition and the abutting 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, is minor in nature and represents appropriate development of the subject property.

Comments Prepared by: Sara Ukaj, Planning Associate



## Appendices

### Appendix 1 – Transportation and Works Comments

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed addition will be addressed through the Building Permit Process (BPA-97387).









Comments Prepared by: Tony Iacobucci, Development Engineering

## **Appendix 2 – Zoning Comments**

The Building Division is processing Building Permit application 24-2493. 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: Andrea Patsalides, Zoning Examiner

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

### Forestry Comments

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

City Department and Agency Comments	File:A219.25	2025/08/21	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](mailto:jamie.meston@mississauga.ca).

Comments Prepared by: Jamie Meston, Landscape Technician

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

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

##### **Comments:**

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections at (905) 791-7800 x7973 or by email at [servicingconnections@peelregion.ca](mailto:servicingconnections@peelregion.ca).
- The applicant shall verify the location of the existing service connections to the subject site and the contractor shall locate all existing utilities in the field. Requests for underground locates can be made at <https://www.ontarioonecall.ca/portal/>
- For location of existing water and sanitary sewer infrastructure, please contact Records at (905) 791-7800 x7993 or by e-mail [PWSERVICERequests@peelregion.ca](mailto:PWSERVICERequests@peelregion.ca).
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Comments Prepared by: Petrele Francois, Junior Planner



# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A222.25  
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 1391 Hollyrood Ave, zoned RL-9 - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow the construction of a new dwelling proposing:

1. A front yard walkway attachment of 3.66m (approx. 12.00ft) whereas By-law 0225-2007, as amended, permits a maximum front yard walkway attachment of 1.50m (approx. 4.92ft) in this instance;
2. A driveway width of 9.00m (approx. 29.53ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m (approx. 27.89ft) in this instance;
3. A combined width of side yards of 5.62m (approx. 18.44ft) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 5.72m (approx. 18.77ft) in this instance;
4. A height of flat roof of 8.30m (approx. 27.23ft) whereas By-law 0225-2007, as amended, permits a maximum height of flat roof of 7.50m (approx. 24.61ft) in this instance;
5. Two kitchens whereas By-law 0225-2007, as amended, permits a maximum of one kitchen in this instance;
6. A dwelling unit depth of 21.06m (approx. 69.09ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling unit depth of 20.00m (approx. 65.62ft) in this instance;
7. A left interior side yard setback to the window well of 1.19m (approx. 3.90ft) whereas By-law 0225-2007, as amended, requires a minimum left interior side yard setback to the window well of 1.20m (approx. 3.94ft) in this instance; and
8. A gross floor area – infill residential of 421.13sq m (approx. 4,533.01sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area – infill residential of 383.83sq m (approx. 4,131.51sq ft) in this instance.

The Committee has set **Thursday, August 28, 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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the Committee of Adjustment, 300 City Centre Drive 2<sup>nd</sup> Floor, Mississauga, ON L5B 3C1. Please include your name, your address, and the file number or property address you are commenting on. Should you wish to have your personal information removed from your comment, please contact our office as soon as possible after your submission. Our offices will attempt to de-identify and remove your personal information from your comment. Please note that your information will only be redacted once the request is received.

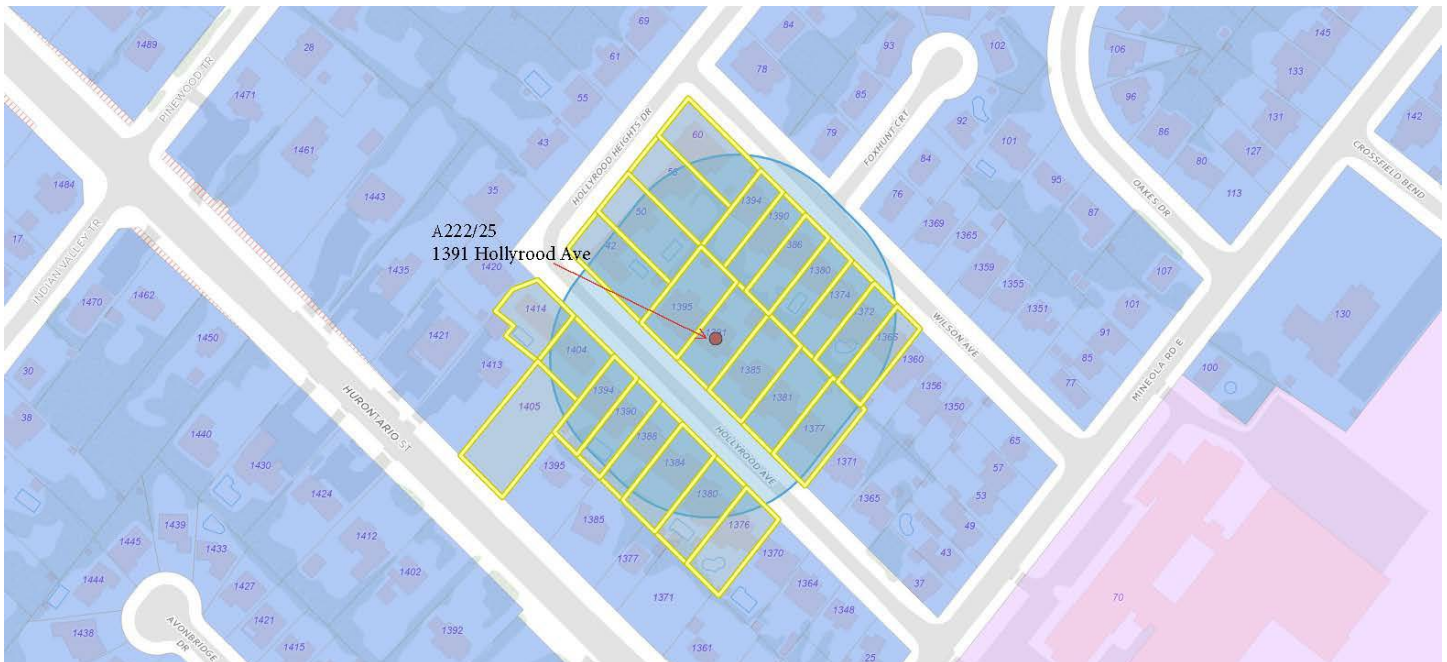
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# City of Mississauga

## Memorandum:

### City Department and Agency Comments

Date Finalized: 2025-08-21	File(s): A222.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 8/28/2025 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 the construction of a new dwelling proposing:

1. A front yard walkway attachment of 3.66m (approx. 12.00ft) whereas By-law 0225-2007, as amended, permits a maximum front yard walkway attachment of 1.50m (approx. 4.92ft) in this instance;
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## Background

**Property Address: 1391 Hollyrood Ave**

### Mississauga Official Plan

Character Area: Mineola Neighborhood  
Designation: Residential Low Density I

### Zoning By-law 0225-2007

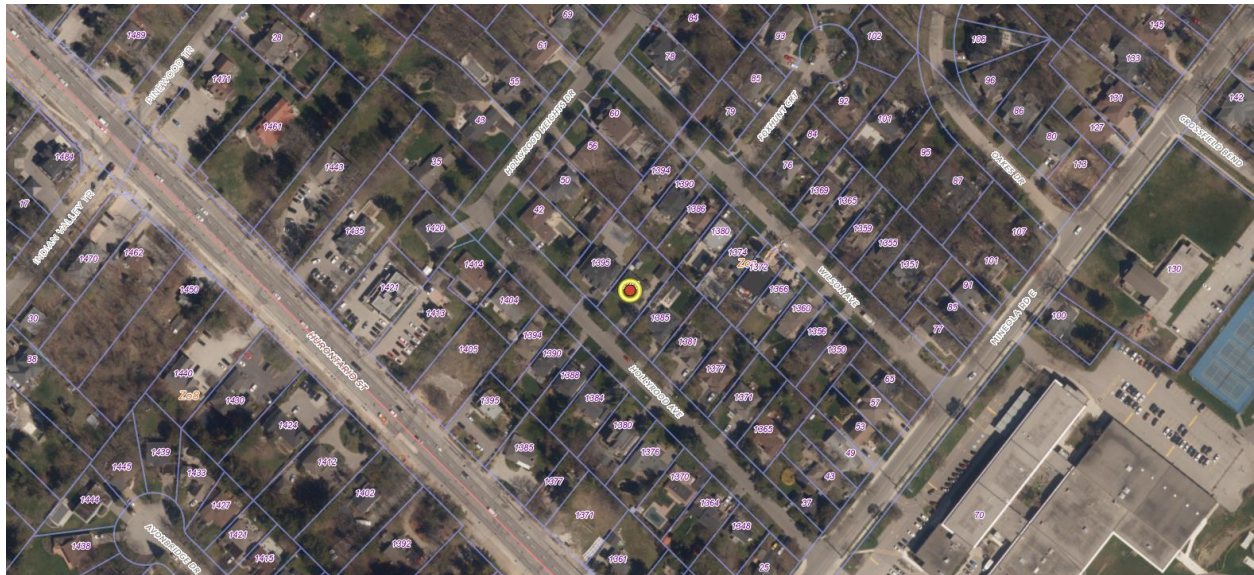
**Zoning: RL-9 - Residential**

**Other Applications: Building Permit application 25-5928**

### Site and Area Context

The subject property is located in the Mineola Neighbourhood Character Area, northeast of the Hurontario Street and Mineola Road East intersection. The immediate neighbourhood primarily consists of a mix of older and newer one and two-storey detached dwellings with mature vegetation in the front yards. The subject property contains a two-storey detached dwelling with vegetation in the front yard.

The applicant proposes a new two-storey detached dwelling requiring variances for walkway attachment width, driveway width, combined width of side yards, flat roof height, number of kitchens, dwelling depth, window well setback 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 located in the Mineola Neighbourhood Character Area and is designated Residential Low Density I in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits detached, semi-detached and duplex dwellings. Section 9 of MOP promotes development with appropriate urban form and site design, regulating that such development is compatible with the existing site conditions, the surrounding context, and the landscape of the character area. The proposal respects the designated and surrounding land uses. Staff are satisfied that the proposed built form is appropriate for the subject property given surrounding area and will not negatively impact the streetscape.

Planning staff are satisfied that the general intent and purpose of the official plan are maintained.

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

Variance #1 pertains to walkway width. The intent of the walkway attachment provision is to help define the entryway and to permit safe movement of pedestrians to the dwelling while prohibiting vehicle accommodation. Staff note the variance requested is measured only for a small portion of the walkway and that the walkway is raised in height with two risers. Both the steps have an individual width of 1.83m (6ft) which forms the walkway. Staff are of the opinion that the proposed walkway is appropriately sized for the subject property. Given the nature of the walkway design and location, staff are satisfied that the walkways will not accommodate vehicular access and parking.

Variance #2 requests an increase in the driveway width. While Planning staff are not in a position to provide a Zoning review, staff note that under regulation 4.1.9.13, lots with frontages greater than 18m are permitted a driveway width of 10.5m (34.4ft) for that portion of the driveway which is within 6m (19.6ft) of the garage face, and which is providing direct vehicular access to the garage. This implies that the subject driveway only needs a variance for the portion of the driveway beyond the 6m (19.6ft) of the garage face. Staff note that an increase of 0.5m (1.6ft) for a driveway on this lot is minor numerically with very limited impacts to the streetscape. Further, staff are satisfied that this increase will not facilitate additional vehicular parking. Lastly, no variance is required for soft landscaping.

Variance #3 requests relief in the combined side yard width. The applicant is requesting a reduction of 0.1m or 0.33ft, which will be imperceivable from the streetscape. Staff have no concerns regarding this reduction.

Variance #4 requests an increase in the flat roof height. The intent in restricting height to the flat roof is to reduce the overall massing of a flat roof dwelling compared to a sloped roof dwelling and to minimize negative impacts on the streetscape and neighbouring properties. The intent of regulating the flat roof height is also to prevent a third storey as of right due to a combination of maximum permitted height and its architectural style. The proposed dwelling is only 2 storeys in height. Staff note the Average Grade is located below grade for the majority of the dwelling, with a discrepancy of up to 0.57m (1.8ft) between average and finished grade. As such, staff are of the opinion that the proposed height maintains compatibility with detached dwellings found within the surrounding area and would not negatively impact the character streetscape.

Variance #5 is regarding two kitchens. 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 and municipal legislation regulating three and four dwelling units as of right, additional kitchens are minor in nature. The proposed additional kitchen does not impact the streetscape, adjacent properties or the neighbourhood.

Variance #6 requests an increase in the dwelling depth. The intent of the by-law is to minimize any impact of long walls on neighbouring lots as a direct result of the building massing. The dwelling itself appears to be approximately 15.9m or 52ft with the additional 5.1m or 17ft being attributed to the rear covered deck. This deck is primarily an open structure and is one storey tall, however, it technically calculated in the dwelling depth. Staff are satisfied that the covered deck does not have the same massing impact as the rest of the dwelling, the increase in dwelling depth does not pose negative impacts in this instance and does not negatively impact adjoining properties.



Variance #7 pertains to side yard setback measured to the window well. The proposal requests a reduction of 0.01m or 0.03ft. This is an exceedingly minor deviation measured only to a pinch point and will have no impact. Staff have no concerns with this request.

Variance #8 requests an increase in the gross floor area (GFA). The intent in restricting gross floor area is to maintain compatibility between existing and new dwellings in order to ensure the existing and planned character of a neighbourhood is preserved. Staff are satisfied that the design of the proposed dwelling is sympathetic to both the planned character of the area and existing dwellings. Staff are of the opinion that the proposed design limits its impact to both abutting properties and the streetscape. Further, staff note no variances have been requested for lot coverage or dwelling side yard setbacks which further mitigates massing impacts.

Given the above, staff are satisfied that the requested 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 satisfied that the proposal represents appropriate development of the subject lands. It is staff's opinion that the proposal poses no massing concerns on abutting properties. The variances, both individually and cumulatively, are minor in nature as the proposal will not create any undue impacts to adjoining properties or the planned or existing character of the area.

Comments Prepared by: Shivani Chopra, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

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-25/5928.

Comments Prepared by: John Salvino, Development Engineering Technologist





## Appendix 2 – Zoning Comments

The Building Division is processing Building Permit application 25-5928. 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 Examiner.

## Appendix 3 – Parks, Forestry & Environment

### Forestry Comments

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



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

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

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

Comments Prepared by: Jamie Meston, Landscape Technician

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

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

##### **Comments:**

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections at (905) 791-7800 x7973 or by email at [servicingconnections@peelregion.ca](mailto:servicingconnections@peelregion.ca).
- The applicant shall verify the location of the existing service connections to the subject site and the contractor shall locate all existing utilities in the field. Requests for underground locates can be made at <https://www.ontarioonecall.ca/portal/>
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Comments Prepared by: Petrele Francois, Junior Planner

**Appendix 5 – Metrolinx**

The subject property is located within the Municipal Consent and Roadway Coordination review zone of Metrolinx's Hurontario 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.

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

Comments Prepared by: Jenna Auger, Project Analyst



# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A253.25  
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 900 Goodwin 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. An exterior side yard setback of 1.725m (approx. 5.66ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback of 6.00m (approx. 19.69ft) in this instance;
2. An interior side yard setback of 0.945m (approx. 3.10ft) 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 front yard setback to the dwelling of 2.917m (approx. 9.57ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback to the dwelling of 6.00m (approx. 19.69ft) in this instance;
4. A front yard setback to the covered porch of 4.046m (approx. 13.27ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback to the covered porch of 4.40m (approx. 14.44ft) in this instance;
5. A dwelling depth of 22.30m (approx. 73.16ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00m (approx. 65.62ft) in this instance; and
6. A lot coverage of 46% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35% in this instance.

The Committee has set **Thursday, August 28, 2025 at 1:00 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

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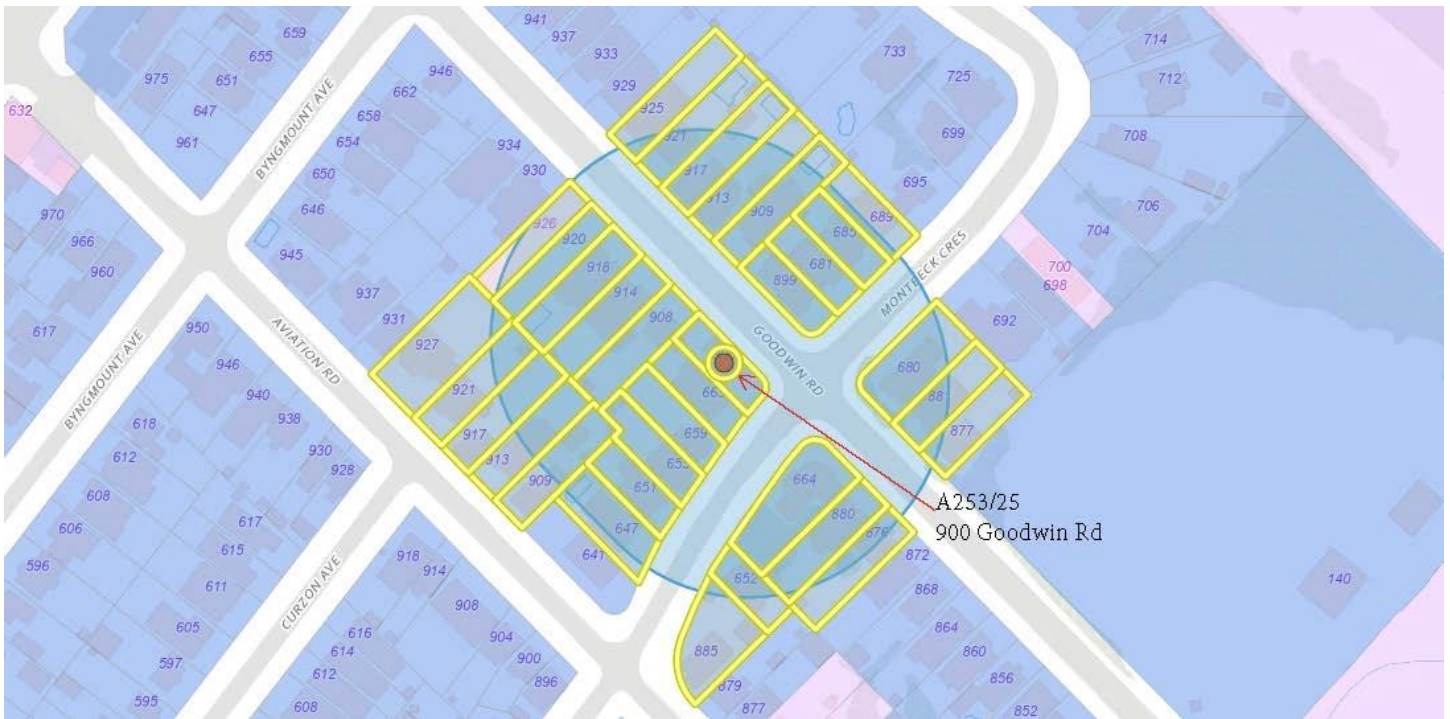
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# City of Mississauga

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### City Department and Agency Comments

Date Finalized: 2025-08-21	File(s): A253.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:8/28/2025 1:00:00 PM

## Consolidated Recommendation

The City has no objections to the application. The applicant may wish to defer the application to ensure 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 house proposing:

1. An exterior side yard setback of 1.725m (approx. 5.66ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard setback of 6.00m (approx. 19.69ft) in this instance;
2. An interior side yard setback of 0.945m (approx. 3.10ft) 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 front yard setback to the dwelling of 2.917m (approx. 9.57ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback to the dwelling of 6.00m (approx. 19.69ft) in this instance;
4. A front yard setback to the covered porch of 4.046m (approx. 13.27ft) whereas By-law 0225-2007, as amended, requires a minimum front yard setback to the covered porch of 4.40m (approx. 14.44ft) in this instance;
5. A dwelling depth of 22.30m (approx. 73.16ft) whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00m (approx. 65.62ft) in this instance; and
6. A lot coverage of 46% whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35% in this instance.

## Background

**Property Address: 900 Goodwin Rd**

**Mississauga Official Plan**

Character Area: Lakeview Neighborhood  
Designation: Residential Low Density II

**Zoning By-law 0225-2007**

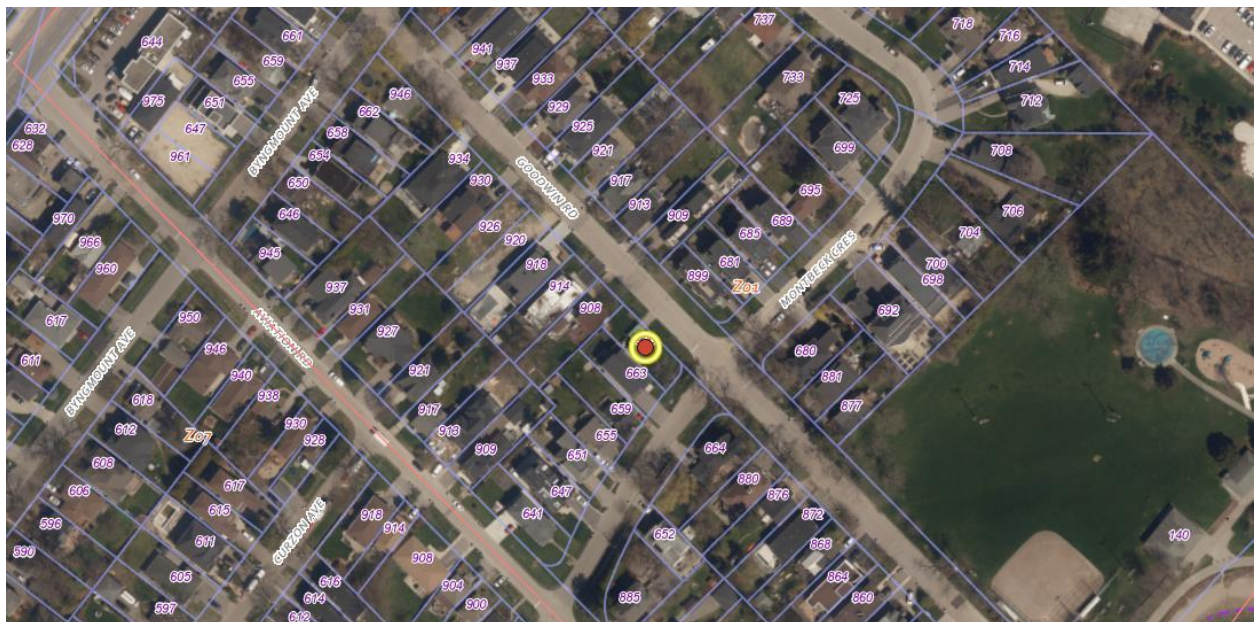
**Zoning:** RL - Residential

**Other Applications:** None

**Site and Area Context**

The subject property is located within the Lakeview Neighbourhood Character Area, southeast of the Lakeshore Road East and Aviation Road intersection. The neighbourhood is entirely residential consisting of older one storey and newer two and three storey detached dwellings on lots with some mature vegetation in both the front and rear yards. The subject property is a corner lot containing an existing one-storey detached dwelling with mature vegetation in the front, side and rear yards.

The applicant is proposing to construct a new two-storey detached dwelling requesting variances for setbacks, lot coverage and dwelling depth.



## Comments

### Planning

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

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

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

The subject property is located in the Lakeview Neighbourhood Character Area and is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP). This designation permits detached, semi-detached, duplex, triplex, street townhouse and other forms of low-rise dwellings with individual frontages. Section 9 of MOP promotes development with appropriate urban form and site design, regulating that such development is compatible with the existing site conditions, the surrounding context, and the landscape of the character area. The proposal respects the designated and surrounding land uses. Planning staff are of the opinion that the proposed built form is appropriate for the subject property given surrounding conditions and will not negatively impact the streetscape. Planning staff are satisfied that the general intent and purpose of the official plan are maintained.

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

Variances #1 and #2 pertain to exterior and interior side yard setbacks respectively. The general intent of the side yard regulations is to ensure that an adequate buffer exists between the massing of structures on abutting properties and the public realm, appropriate drainage patterns are preserved and access to the rear yard remains unencumbered. Staff note that with respect to the interior side yard setback, it is measured only to a small portion of the dwelling towards the front of the house. A small portion juts out in the front corner, measuring 0.94m (3.10ft), whereas the rest of the dwelling maintains the required 1.2m (3.94ft) setback. Pertaining to the exterior side yard setback, through a review, planning staff are satisfied that the proposed side yard is not out of character within the immediate neighbourhood and maintains a sufficient buffer to the public realm. It is staff's opinion that in this instance an appropriate buffer is maintained, limiting massing impacts.

Variances #3 and #4 request a reduction in the front yard setbacks measured to the dwelling and the porch respectively. The intent of this portion of the by-law is to ensure that a consistent character is maintained along the streetscape, a sufficient front yard space is incorporated into the design of neighbourhoods and that an appropriate buffer between the porch and lot lines is maintained. Staff note that the required variances are measured only to a pinch point measured to the curved portion of the front lot line. Staff have no concerns with the requested variances, as it is consistent with front yards found within the immediate area. Staff are of the opinion that the

porch does not present any massing concerns. Staff are of the opinion that the reduction in the front yard is minor, and that adequate front yard amenity space is maintained in this instance.

Variance #5 requests an increase in the dwelling depth. The intent of the by-law is to minimize any impact of long walls on neighbouring lots as a direct result of the building massing. Dwelling depth is calculated from the outside of the front wall to the outside of the rear wall. The dwelling has an overall depth of 18.79m (+/- 61.64ft). Staff are of the opinion that the increase in dwelling depth beyond maximum permitted can be attributed to the covered porch which is one storey in height. Staff are satisfied that the dwelling depth itself is in alignment with the neighboring dwellings and has a minimal negative impact on neighbouring lots.

Variance #6 requests an increase in the total lot coverage. The intent in restricting lot coverage is to ensure that there isn't an overdevelopment of the lot which would impact the streetscape as well as abutting properties. It is staff's opinion that the requested lot coverage is in alignment with the neighbouring dwellings. Further, no variances are requested for gross floor area or height. As such, staff are satisfied that the proposal does not represent an overdevelopment of the subject property.

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

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

Staff are satisfied that the proposal represents appropriate development of the subject lands. It is staff's opinion that the proposal poses no massing concerns on abutting properties or the public realm. Staff are of the opinion that the application maintains the existing and planned context of the surrounding area. Further, staff are satisfied that the variances, both individually and cumulatively, are minor in nature as the proposal will not create any undue impacts to adjoining properties.

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 Removal Permit, written consent must be obtained by both parties.

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

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

Comments Prepared by: Jamie Meston, Landscape Technician

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

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

##### **Comments:**

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections at (905) 791-7800 x7973 or by email at [servicingconnections@peelregion.ca](mailto:servicingconnections@peelregion.ca).
- The applicant shall verify the location of the existing service connections to the subject site and the contractor shall locate all existing utilities in the field. Requests for underground locates can be made at <https://www.ontarioonecall.ca/portal/>
- For location of existing water and sanitary sewer infrastructure, please contact Records at (905) 791-7800 x7993 or by e-mail [PWSERVICERequests@peelregion.ca](mailto:PWSERVICERequests@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](mailto:servicingconnections@peelregion.ca).

Comments Prepared by: Petrele Francois, Junior Planner



# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A255.25  
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 1290 Minaki Rd, 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 an addition proposing:

1. An interior side yard setback of 0.575m (approx. 1.89ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 1.80m (approx. 5.91ft) in this instance; and
2. An eaves setback of 0.297m (approx. 0.97ft) whereas By-law 0225-2007, as amended, requires a minimum eaves setback of 1.35m (approx. 4.43ft) in this instance.

The Committee has set **Thursday, August 28, 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, 2<sup>nd</sup> Floor. Advance registration is preferred if you wish to speak at the hearing in person. If you wish to make a presentation you must send your request to speak and your presentation (as an attachment) via email to [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca) by 4:30 PM on the Friday prior to the hearing. A document projector will also be available, if preferred.
- **Electronically (computer, tablet or smartphone):** Advance registration is required to speak virtually at the hearing. If you wish to make a presentation at the hearing you must send your request to speak and your presentation material (as an attachment) via email to [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca) by 4:30 PM on the Friday prior to the hearing. If you have connection issues on the hearing date, please email [virtualmeeting.help@mississauga.ca](mailto:virtualmeeting.help@mississauga.ca).
- **By telephone:** Advance registration is required to speak virtually at the hearing. To register, please call 905-615-3200 x5507 by 4:30 PM on the Friday prior to the hearing. You must provide your name, phone number, and the application file number. Committee staff will provide you with call in details prior to the start of the hearing.
- **Submit a written comment:** Written comments to the Committee must be received no later than 4:30 p.m. on the Friday prior to the hearing. Submissions are accepted by email at [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca) or by mailing the Committee of Adjustment, 300 City Centre Drive 2<sup>nd</sup> Floor, Mississauga, ON L5B 3C1. Please include your name, your address, and the file number or property address you are commenting on. Should you wish to have your personal information removed from your comment, please contact our office as soon as possible after your submission. Our offices will attempt to de-identify and remove your personal information from your comment. Please note that your information will only be redacted once the request is received.

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:

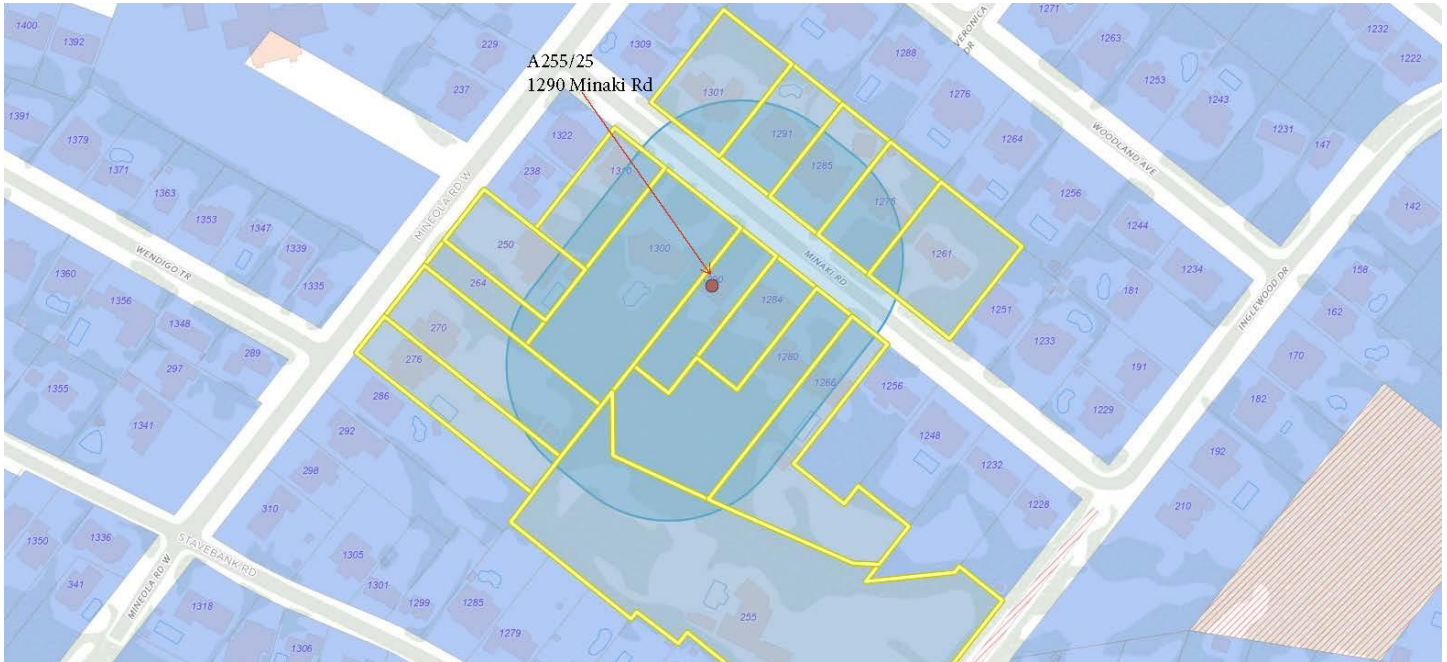
- For more information about this matter, contact [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca) or call 905-615-3200 x5507. Alternatively, information can be obtained in person by making an appointment with the Committee of Adjustment at 300 City Centre Drive 2<sup>nd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



- You can review city staff and agency comments one week before the hearing at the following link:  
<http://www.mississauga.ca/portal/cityhall/calendar>.
- If you wish to be notified of the decision of the Committee, you must submit a written request to [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca) or by mailing the Committee of Adjustment, 300 City Centre Drive 2<sup>nd</sup> Floor, Mississauga, ON L5B 3C1. This will also entitle you to be advised of any Ontario Land Tribunal (OLT) appeals.

#### **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: 2025-08-21	File(s): A255.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:8/28/2025 1:00:00 PM

## Consolidated Recommendation

The City has no objection to the application.

## Application Details

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

1. An interior side yard setback of 0.575m (approx. 1.89ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 1.80m (approx. 5.91ft) in this instance; and
2. An eaves setback of 0.297m (approx. 0.97ft) whereas By-law 0225-2007, as amended, requires a minimum eaves setback of 1.35m (approx. 4.43ft) in this instance.

## Background

**Property Address:** 1290 Minaki Rd

### Mississauga Official Plan

Character Area: Mineola Neighborhood  
Designation: Greenlands; Residential Low Density I

### Zoning By-law 0225-2007

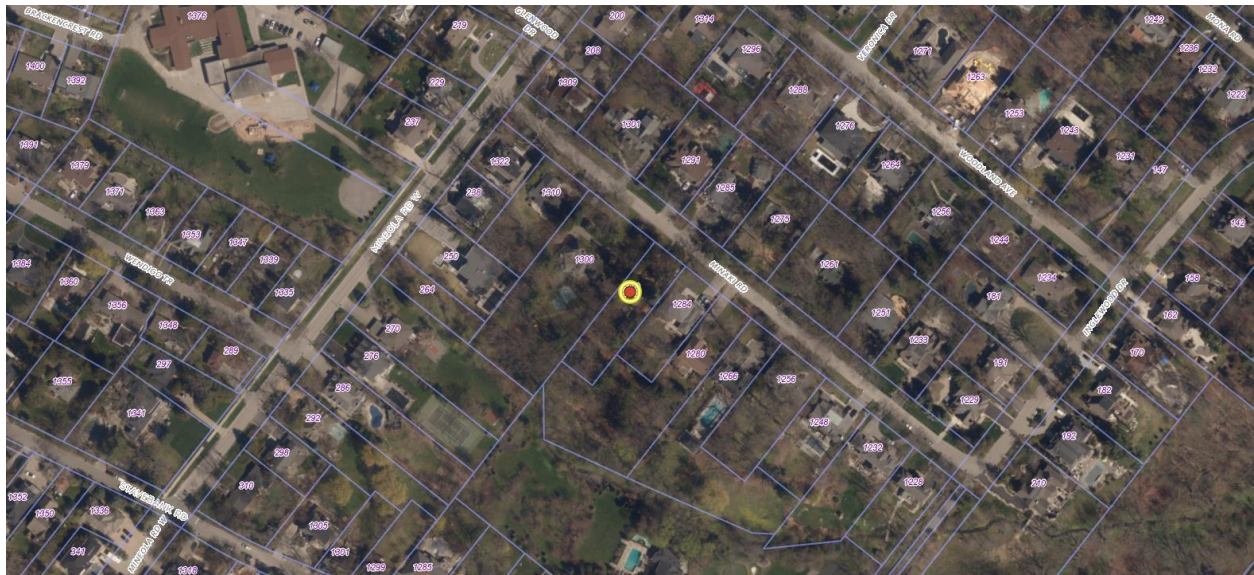
**Zoning:** RL-7 - Residential

**Other Applications:** Building Permit application BP 9NEW 25-8265

## Site and Area Context

The subject property is located within the Mineola Neighbourhood, southeast of Stavebank Road and Mineola Road West. The neighbourhood is entirely residential consisting of newer and older one and two storey detached dwellings on large lots with mature vegetation. The subject property is a two-storey detached dwelling with mature vegetation in the front yard.

The applicant is proposing an addition to the dwelling requiring variances for side yard and eave setback.



## Comments

### Planning

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

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

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

The site is located within the Mineola Neighbourhood Character Area and is designated Residential Low Density I and Greenlands by the Mississauga Official Plan (MOP). The



Residential Low Density I designation permits detached, semi-detached and duplex dwellings. This designation permits detached, semi-detached and duplex dwellings. Section 9 of MOP promotes development with appropriate urban form and site design, regulating that such development is compatible with the existing site conditions, the surrounding context, and the landscape of the character area. The applicant is proposing a one storey addition to the rear of the property. Planning staff are satisfied that the built form is appropriate for the subject property given the surrounding context and will not negatively impact the streetscape. Staff are satisfied that the general intent and purpose of the official plan are maintained.

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

Variances #1 and #2 pertain to side yard setback measured to the dwelling and eave side yard setback. The general intent of this portion of the by-law is to ensure that an adequate buffer exists between the massing of primary structures on adjoining properties. Staff note that the one storey addition is proposed to align with the existing dwelling, which benefits from legal non-conforming status for the existing setbacks. The proposed one storey addition will have the same setback as the existing dwelling, which is consistent with other two-storey detached dwellings found in the immediate area. As such, it is staff's opinion that the requested variances are a minor deviation from the by-law and do not pose any concerns.

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 and that the proposed setbacks do not pose any massing concerns. The variances are minor in nature and will not create any undue impacts to adjoining properties or the planned or existing character of the area.

Comments Prepared by: Shivani Chopra, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed dwelling will be addressed by our Development Construction Section through Building Permit BP 9NEW-25/8265.

Comments Prepared by: John Salvino, Development Engineering Technologist







## Appendix 2 – Zoning Comments

The Building Division is processing Building Permit application BP 9NEW 25-8265. Based on the review of the information available in this application, the requested variances are correct.

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

Comments Prepared by: Minan Song, Zoning Examiner

## Appendix 3 – Parks, Forestry & Environment

### Forestry Comments

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

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

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

Additionally, the entire property is encompassed by a *Residential Woodland* (known as site M14) within the City's Natural Heritage System and zoned RL-7 (i.e., Large Lot Detached and Semi-Detached). Section 6.3.24 of the Mississauga Official Plan states that the Natural Heritage System will be protected, enhanced, restored, and expanded through the following measures:

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

Based on the description of the relief required from the zoning by-law, the proposed minor variances relate to the interior side yard setback (i.e., from 1.8m to 0.575m) and eaves setback (i.e., from 1.35m to 0.297m) to permit a single-storey addition to the rear (South) of an existing single-detached dwelling.

On this basis, Community Services – Forestry, have no objections to the requested minor variances from a natural heritage perspective. Should the application be approved, Community Services – Forestry provides the following recommendation:

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

<https://cvc.ca/document/plant-selection-guideline-species-list-for-planting-plans-within-the-credit-river-watershed/>

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

Comments Prepared by: Jamie Meston, Landscape Technician

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

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

**Comments:**

- Please be advised that service connection sizes shall be in compliance with Ontario Building Code and Region of Peel Design criteria. An upgrade of your existing service may be required. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections at (905) 791-7800 x7973 or by email at [servicingconnections@peelregion.ca](mailto:servicingconnections@peelregion.ca).
- The applicant shall verify the location of the existing service connections to the subject site and the contractor shall locate all existing utilities in the field. Requests for underground locates can be made at <https://www.ontarioonecall.ca/portal/>
- For location of existing water and sanitary sewer infrastructure, please contact Records at (905) 791-7800 x7993 or by e-mail [PWSERVICERequests@peelregion.ca](mailto:PWSERVICERequests@peelregion.ca).
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Comments Prepared by: Petrele Francois, Junior Planner





# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A257.25  
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 2576 Dunwin Dr, Unit 3, zoned E2-1 - Employment, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow a change of use proposing a Motor Vehicle Sales, Leasing and/or Rental Facility - Restricted in E2-1 Zone whereas By-law 0225-2007, as amended, does not allow a Motor Vehicle Sales, Leasing and/or Rental Facility – Restricted in in E2-1 Zone this instance.

The Committee has set **Thursday, August 28, 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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- **Electronically (computer, tablet or smartphone):** Advance registration is required to speak virtually at the hearing. If you wish to make a presentation at the hearing you must send your request to speak and your presentation material (as an attachment) via email to [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca) by 4:30 PM on the Friday prior to the hearing. If you have connection issues on the hearing date, please email [virtualmeeting.help@mississauga.ca](mailto:virtualmeeting.help@mississauga.ca).
- **By telephone:** Advance registration is required to speak virtually at the hearing. To register, please call 905-615-3200 x5507 by 4:30 PM on the Friday prior to the hearing. You must provide your name, phone number, and the application file number. Committee staff will provide you with call in details prior to the start of the hearing.
- **Submit a written comment:** Written comments to the Committee must be received no later than 4:30 p.m. on the Friday prior to the hearing. Submissions are accepted by email at [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca) or by mailing the Committee of Adjustment, 300 City Centre Drive 2<sup>nd</sup> Floor, Mississauga, ON L5B 3C1. Please include your name, your address, and the file number or property address you are commenting on. Should you wish to have your personal information removed from your comment, please contact our office as soon as possible after your submission. Our offices will attempt to de-identify and remove your personal information from your comment. Please note that your information will only be redacted once the request is received.

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

### Committee of Adjustment Appeal Process:

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# City of Mississauga

## Memorandum:

### City Department and Agency Comments

Date Finalized: 2025-08-21	File(s): A257.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 8/28/2025 1:00:00 PM

## Consolidated Recommendation

The City recommends that the application be refused.

## Application Details

The applicant requests the Committee to approve a minor variance to allow a change of use proposing a Motor Vehicle Sales, Leasing and/or Rental Facility - Restricted in E2-1 Zone whereas By-law 0225-2007, as amended, does not allow a Motor Vehicle Sales, Leasing and/or Rental Facility – Restricted in in E2-1 Zone this instance.

## Background

**Property Address:** 2576 Dunwin Dr, Unit 3

### Mississauga Official Plan

Character Area: Western Business Park EA  
Designation: Business Employment

### Zoning By-law 0225-2007

**Zoning:** E2-1 - Employment

**Other Applications:** Certificate of Occupancy application C 25-8522

### Site and Area Context

The subject unit is located north-east of the Winston Churchill Boulevard and Dundas Street West intersection. The property contains an industrial use building. The subject property is an



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

The sole requested variance proposes 'Motor Vehicle Sales – Restricted' use whereas the use is not permitted within the E2-1 zone. The intent and purpose of the zoning by-law is to generally limit the motor vehicle retail uses for regular cars to Commercial zones, specifically the C3 zone, with other retail uses and not in Employment zones as of right. That said, the commercial vehicle sales and rentals permitted within the E2 zone are to support the surrounding businesses regarding their commercial vehicle needs. Given the City's active decision to remove the proposed use from the permissions of the E2 zone, staff are of the opinion that the intent and purpose of the zoning by-law are not maintained.

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

Planning staff are of the opinion that the variance requested is not minor in nature and does not represent orderly development of the subject property.

Comments Prepared by: Shivani Chopra, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

Enclosed are pictures of the property. We have no concerns with the proposal.

Comments Prepared by: John Salvino, Development Engineering Technologist













## Appendix 2 – Zoning Comments

The Building Division is processing Certificate of Occupancy application **C 25-8522**. 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: Candice Williams, 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 Not To Be Named (P-235) \*(NE of Dundas and Winston Churchill) classified as a Significant Natural Area within the City's Natural Heritage System, and zoned G1. Section 6.3.24 of the Mississauga Official Plan states that the Natural Heritage System will be protected, enhanced, restored and expanded through the following measures:

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

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

1. If future construction is required, 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](mailto:nicholas.rocchetti@mississauga.ca).

Comments Prepared by: Nicholas Rocchetti, Planner

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

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

##### **Comments:**

- There is a Regional sanitary easement on the subject property. Certain restrictions apply with respect to Regional easements as per the documents registered on title. Please be advised that unauthorized encroachments on Regional easements shall not be permitted.

Comments Prepared by: Petrele Francois, Junior Planner



# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A258.25  
Ward: 9

## In Person and Virtual Public Hearing

### Why you received this letter:

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

### Details of the application and meeting information:

The property owner of 6665 Millcreek Dr, zoned E2-29 - Employment, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow reduced parking spaces proposing:

1. 267 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 332 parking spaces in this instance; and
2. 3 accessible parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 9 accessible parking spaces in this instance.

The Committee has set **Thursday, August 28, 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, 2<sup>nd</sup> Floor. Advance registration is preferred if you wish to speak at the hearing in person. If you wish to make a presentation you must send your request to speak and your presentation (as an attachment) via email to [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca) by 4:30 PM on the Friday prior to the hearing. A document projector will also be available, if preferred.
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- **Submit a written comment:** Written comments to the Committee must be received no later than 4:30 p.m. on the Friday prior to the hearing. Submissions are accepted by email at [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca) or by mailing the Committee of Adjustment, 300 City Centre Drive 2<sup>nd</sup> Floor, Mississauga, ON L5B 3C1. Please include your name, your address, and the file number or property address you are commenting on. Should you wish to have your personal information removed from your comment, please contact our office as soon as possible after your submission. Our offices will attempt to de-identify and remove your personal information from your comment. Please note that your information will only be redacted once the request is received.

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

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

### Additional Information:

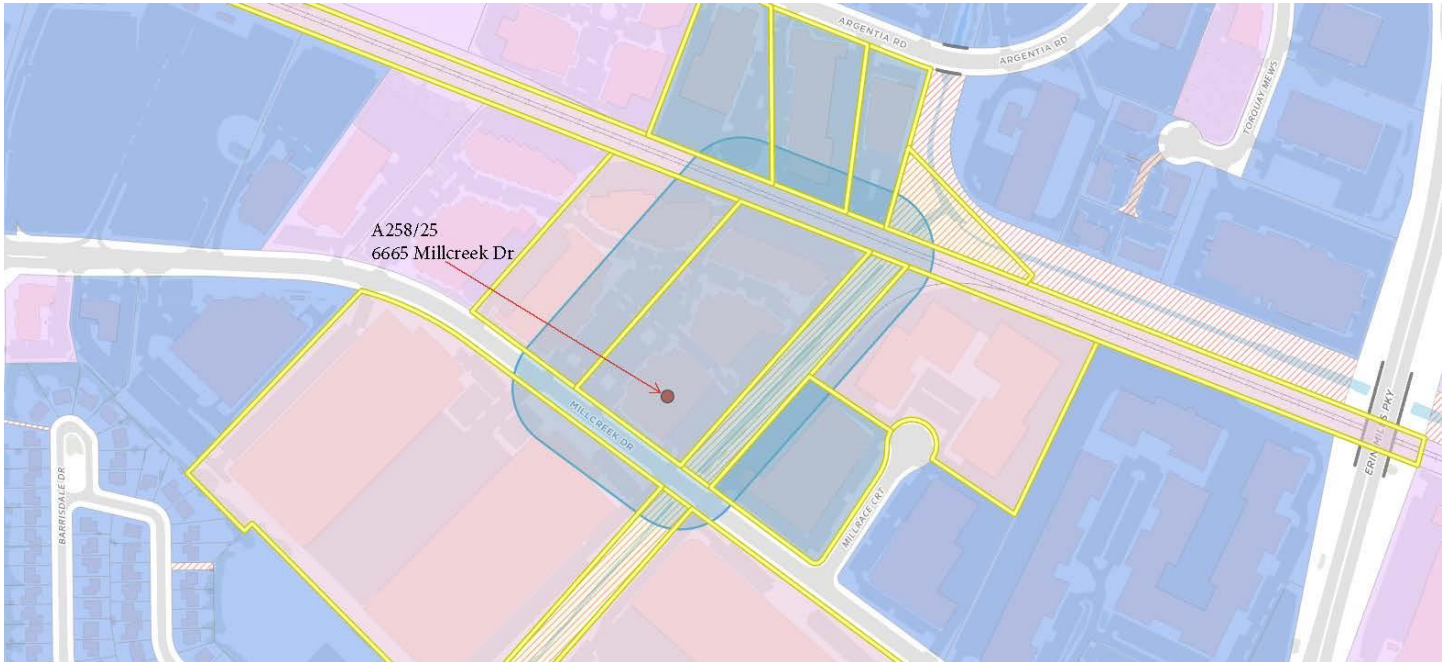
- For more information about this matter, contact [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca) or call 905-615-3200 x5507. Alternatively, information can be obtained in person by making an appointment with the Committee of Adjustment at 300 City Centre Drive 2<sup>nd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



- You can review city staff and agency comments one week before the hearing at the following link: <http://www.mississauga.ca/portal/cityhall/calendar>.
- If you wish to be notified of the decision of the Committee, you must submit a written request to [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca) or by mailing the Committee of Adjustment, 300 City Centre Drive 2<sup>nd</sup> Floor, Mississauga, ON L5B 3C1. This will also entitle you to be advised of any Ontario Land Tribunal (OLT) appeals.

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# City of Mississauga

## Memorandum:

### City Department and Agency Comments

Date Finalized: 2025-08-21	File(s): A258.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:8/28/2025 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 reduced parking spaces proposing:

1. 267 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 332 parking spaces in this instance; and
2. 3 accessible parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 9 accessible parking spaces in this instance.

## Background

**Property Address:** 6665 Millcreek Dr

### Mississauga Official Plan

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

### Zoning By-law 0225-2007

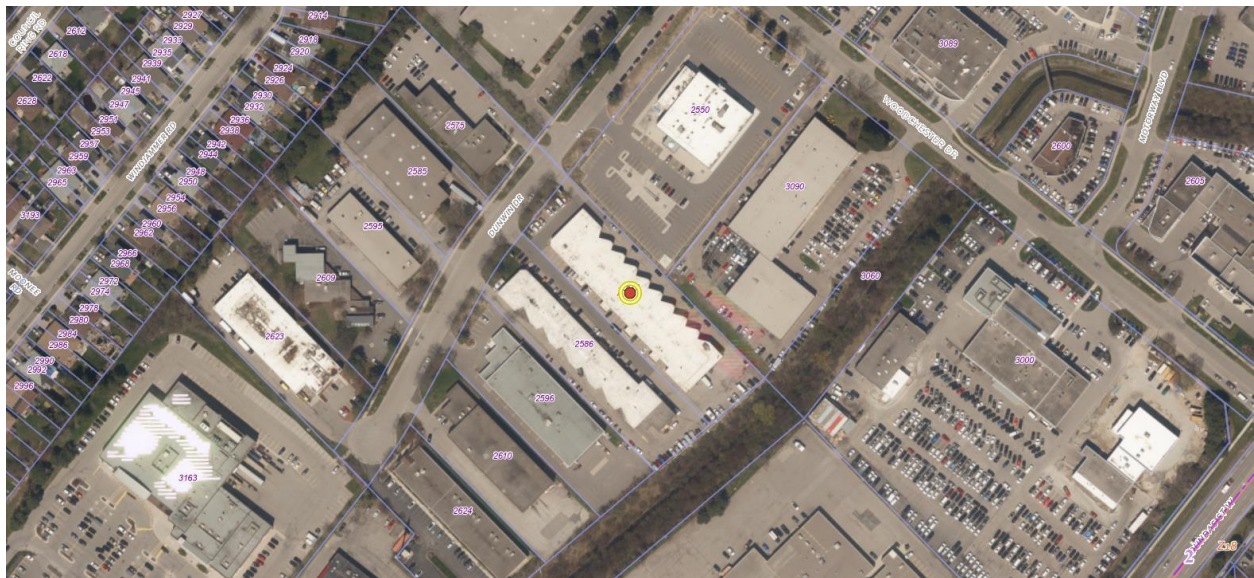
**Zoning:** E2-29 - Employment

**Other Applications:** C 25-7232

### Site and Area Context

The subject property is located along the east side of Millcreek Drive, south-west of the Derry Road and Millcreek Drive intersection in the Meadowvale Business Park Corporate Centre Character Area. The subject property contains three two-storey employment buildings with associated surface parking lots surrounding the buildings. 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 Recreation Establishment use in unit 4 on the subject property requiring variances for parking spaces and accessible parking spaces.



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

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

Per Zoning Staff review, the Building Division is processing Certificate of Occupancy application C 25-7232. Based on the review of the information available in this application, the requested variances are correct.

Given the above, Municipal Parking staff recommend the application be deferred pending the submission of a satisfactory Parking Utilization Study (PUS).

Planning staff are in agreement with Municipal Parking staff and recommend that the application be deferred in order to allow the applicant to submit the requested information.

Comments Prepared by: Sara Ukaj, Planning Associate



## Appendices

### Appendix 1 – Transportation and Works Comments

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









Comments Prepared by: Tony Iacobucci, Development Engineering

## **Appendix 2 – Zoning Comments**

The Building Division is processing Certificate of Occupancy application C 25-7232. Based on the review of the information available in this application, the requested variances are correct.

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

Comments Prepared by: Maria Fernandez, 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 Mullet Creek Park (P-141) classified as a Significant Natural Area within the City's Natural Heritage System, and zoned G1. Section 6.3.24 of the Mississauga Official Plan states that the Natural Heritage System will be protected, enhanced, restored and expanded through the following measures:

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

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

1. If future construction is required, 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](mailto:nicholas.rocchetti@mississauga.ca).

Comments Prepared by: Nicholas Rocchetti, Planner

#### **Appendix 4 – Metrolinx**

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

#### **GO/HEAVY RAIL – ADVISORY COMMENTS**

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

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

Comments Prepared by: Jenna Auger, Project Analyst





# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A259.25  
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 4339 Radisson Cres, zoned RS - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance proposing:

1. A rectangular area of garage measured from the inside face of walls of 2.75m x 4.88m (approx. 9.02ft x 16.01ft) whereas By-law 0225-2007, as amended, requires a minimum rectangular area of garage measured from the inside face of walls of 2.75m x 6.00m (approx. 9.02ft x 19.69ft) in this instance;
2. An unobstructed area for parking of 2.75m x 4.88m x 2.00m (approx. 9.02ft x 16.01ft x 6.56ft) whereas By-law 0225-2007, as amended, requires a minimum unobstructed area for parking of 2.75m x 6.00m x 2.00m (approx. 9.02ft x 19.69ft x 6.56ft) in this instance;
3. A driveway setback of 0m whereas By-law 0225-2007, as amended, requires a minimum driveway setback of 0.61m (approx. 2.00ft) in this instance;
4. A soft landscaped area in the front yard of 26.56% whereas By-law 0225-2007, as amended, requires a minimum soft landscaped area in the front yard of 30.00% in this instance; and
5. A driveway width of 8.13m (approx. 26.67ft) 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 28, 2025 at 1:00 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

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# City of Mississauga

## Memorandum:

### City Department and Agency Comments

Date Finalized: 2025-08-21	File(s): A259.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:8/28/2025 1:00:00 PM

## Consolidated Recommendation

The City recommends that the application be deferred.

## Application Details

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

1. A rectangular area of garage measured from the inside face of walls of 2.75m × 4.88m (approx. 9.02ft × 16.01ft) whereas By-law 0225-2007, as amended, requires a minimum rectangular area of garage measured from the inside face of walls of 2.75m × 6.00m (approx. 9.02ft × 19.69ft) in this instance;
2. An unobstructed area for parking of 2.75m × 4.88m × 2.00m (approx. 9.02ft × 16.01ft × 6.56ft) whereas By-law 0225-2007, as amended, requires a minimum unobstructed area for parking of 2.75m × 6.00m × 2.00m (approx. 9.02ft × 19.69ft × 6.56ft) in this instance;
3. A driveway setback of 0m whereas By-law 0225-2007, as amended, requires a minimum driveway setback of 0.61m (approx. 2.00ft) in this instance;
4. A soft landscaped area in the front yard of 26.56% whereas By-law 0225-2007, as amended, requires a minimum soft landscaped area in the front yard of 30.00% in this instance; and
5. A driveway width of 8.13m (approx. 26.67ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.69ft) in this instance.

## Background

**Property Address:** 4339 Radisson Cres

### Mississauga Official Plan

**Character Area:** Central Erin Mills Neighborhood

Designation: Residential Low Density II

### Zoning By-law 0225-2007

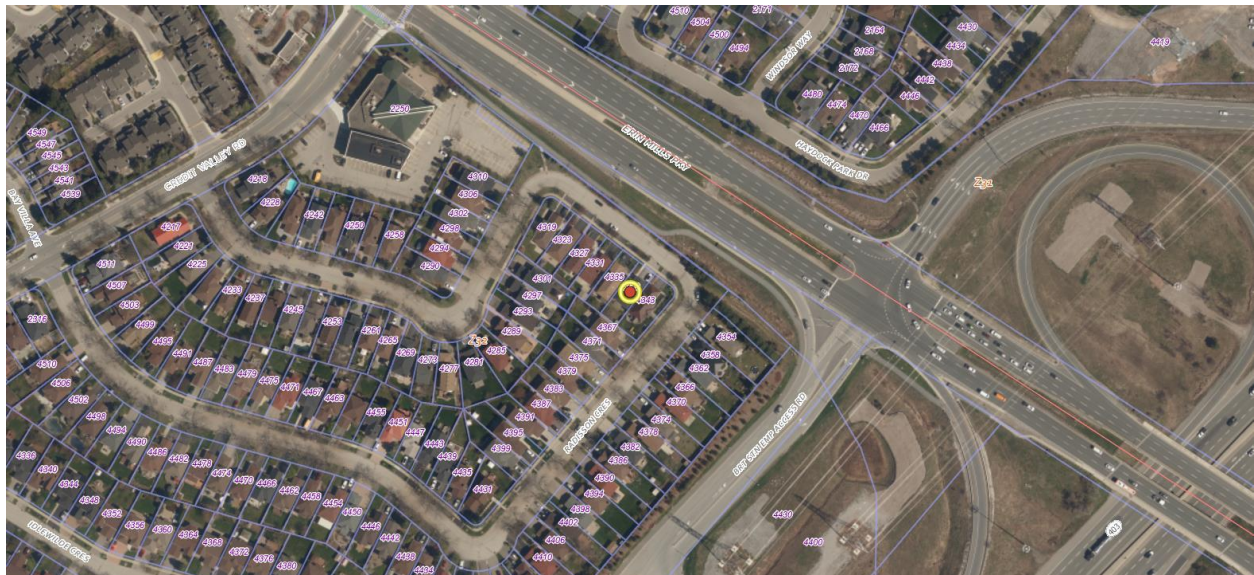
Zoning: RS - Residential

Other Applications: Building Permit (BP) application 24-4569

### Site and Area Context

The subject property is located south-west of the Eglinton Avenue West and Erin Mills Parkway intersection in the Central Erin Mills neighbourhood. It currently contains a two-storey detached dwelling with an attached garage. Limited landscaping and vegetative elements are present in the front yard. The property has a lot frontage of +/- 11m (+/- 36ft), characteristic of other lots in the neighbourhood. The surrounding context is predominantly residential, consisting of detached dwellings.

The applicant is proposing to legalize an existing driveway and garage requiring variances for driveway width, setback, soft landscaping, a garage and parking space size.



## Comments

### Planning

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

Staff comments concerning the application are as follows:

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

Variance #4 proposes a reduction in soft landscaping and Variance #5 relates to the driveway width. The intent of the driveway width regulations in the by-law are to permit a driveway that can accommodate the required parking, with the remainder of the front yard being soft landscaped area. The intent of the driveway setback regulation is to ensure appropriate drainage can be maintained and a visual separation of properties is provided. The intent of a soft landscape area is to maintain the character and identity established for the neighbourhood, while also ensuring that hardscaping does not dominate the lot frontage.

The subject lot has a frontage of approximately 11m (36ft), of which the driveway constitutes 8.34m (26.6ft). Staff are of the opinion that the driveway width is excessive and can accommodate additional parking not planned for in the neighbourhood. Furthermore, the subject property's driveway represents a significant amount of hardscaping which presents a significant impact to the streetscape. While larger driveways are common in the neighbourhood, staff are of the opinion that, as currently proposed, the driveway does not meet the general intent or purpose of the zoning by-law and is not minor in nature. Staff therefore recommend that the application be deferred to allow the applicant to reduce the size of the driveway.

Comments Prepared by: Shivani Chopra, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

Enclosed are pictures of the property. We advise that our Development Construction Section has been on site through the review of secondary unit application SEC UNIT-24/4569 and have no drainage concerns.

Comments Prepared by: John Salvino, Development Engineering Technologist















## Appendix 2 – Zoning Comments

The Building Division is processing Building Permit (BP) application 24-4569. Based on the review of the information available in this application, the requested variance(s) #1 & #2 are correct.

Variances #3-5 are outside of the scope of work for BP 24-4569 and have not been formally reviewed by Zoning during this BP Application Process. Any proposed exterior changes to the property could be reviewed and confirmed via the Preliminary Zoning Review Process.

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

Comments Prepared by: Andrew Wemekamp, Zoning Examiner.

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

### Forestry Comments

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

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

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

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

Comments Prepared by: Jamie Meston, Landscape Technician

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

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

### **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](mailto:publicworkscustserv@peelregion.ca).

Comments Prepared by: Petrele Francois, Junior Planner



**Appendix 5 – Ministry of Transportation of Ontario**

The subject site described above appears to be located within the MTO Permit Control Area for Highway 403; as a result, the applicant should be made aware that an MTO Building & Land Use Permit(s) will be required from this office prior to the start of any onsite construction/works.

Information regarding the application process, forms and the policy can be found at the following link: <https://www.ontario.ca/page/highway-corridor-management>

Comments Prepared by: Nicole Hajjar, Corridor Management Officer



# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A260.25  
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 1155 Birchview Dr, Unit 2, zoned RL-207 - Residential, has applied for a minor variance under Section 45 of the Planning Act. The applicant requests the Committee to approve a minor variance to allow an accessory structure proposing a rear yard setback to the patio of 2.44m (approx. 8.00ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback of 7.50m (approx. 24.61ft) in this instance.

The Committee has set **Thursday, August 28, 2025 at 1:00 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

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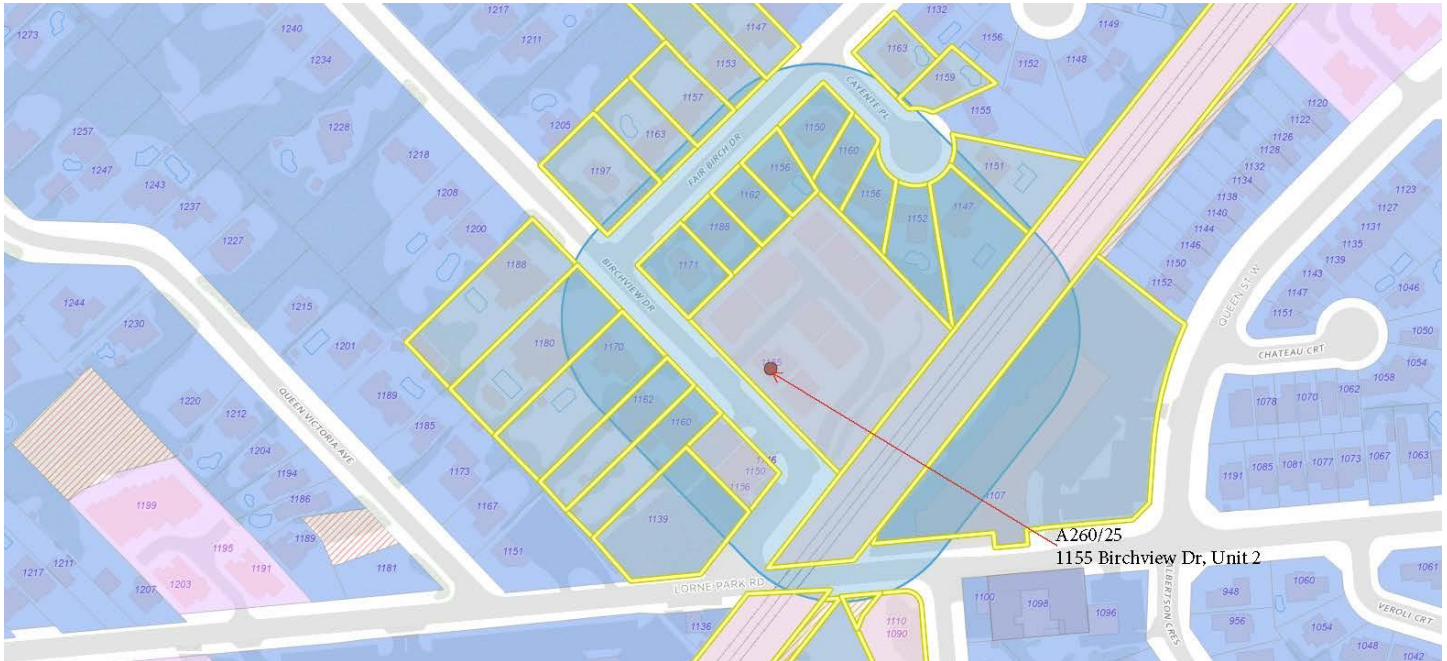
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# City of Mississauga

## Memorandum:

### City Department and Agency Comments

Date Finalized: 2025-08-21	File(s): A260.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date: 8/28/2025 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. The applicant may wish to defer the application to ensure that all required variances have been accurately identified.

## Application Details

The applicant requests the Committee to approve a minor variance to allow an accessory structure proposing a rear yard setback to the patio of 2.44m (approx. 8.00ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard setback of 7.50m (approx. 24.61ft) in this instance.

### Amendments

Through discussion with Zoning staff, Planning staff are of the opinion that the following amendment is required:

#1 To permit a patio accessory structure with area of 50.4m<sup>2</sup> (10.57m x 4.87m or 34.7ft x 16ft) beyond the buildable area at Unit 2, whereas all buildings and structures or part thereof are required to be located within the buildable area identified on Exception Schedule RL-207.

#2 To permit a pergola accessory structure with an area of 18.5m<sup>2</sup> (4.57m x 4.06m or 15ft x 13.35ft) beyond the buildable area at Unit 2, whereas all buildings and structures or part thereof are required to be located within the buildable area identified on Exception Schedule RL-207.

## Background

**Property Address:** 1155 Birchview Dr, Unit 2

### Mississauga Official Plan

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

### Zoning By-law 0225-2007

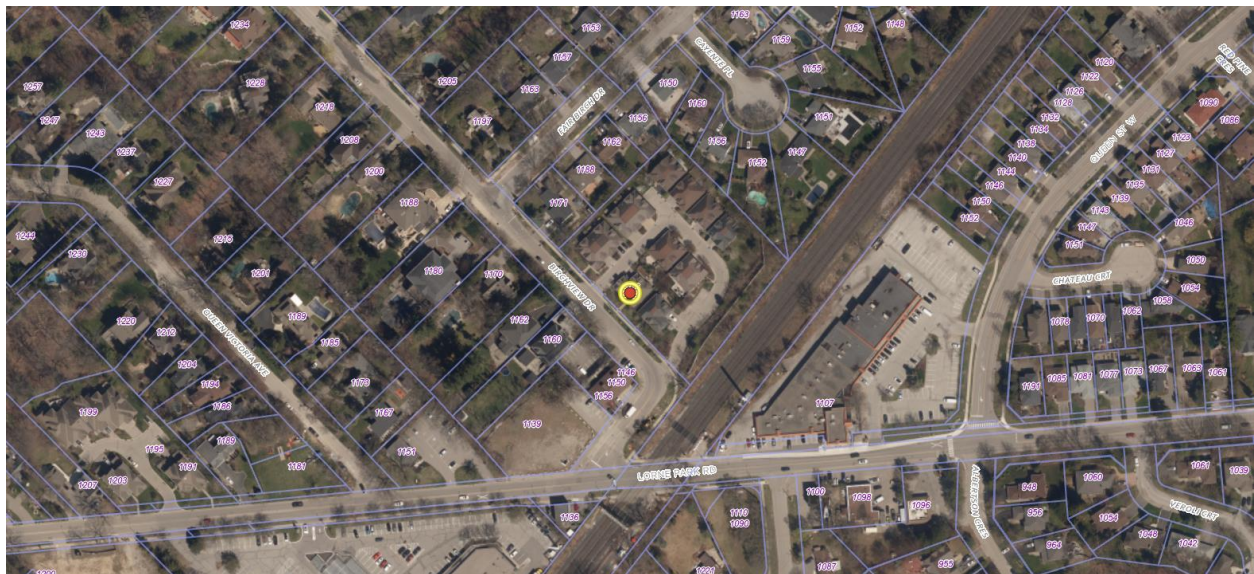
**Zoning:** RL-207 - Residential

**Other Applications:** None

### Site and Area Context

The subject property is located northeast of the Lorne Park Road and Lakeshore Road west in the Mineola neighbourhood. The subject lot contains a two-storey condominium townhouse with landscaping and vegetation elements present in the rear yard. The surrounding area context is primarily residential, consisting of detached dwellings and mixed-use units. There is a shopping complex in the vicinity of the subject lot.

The applicant is proposing to legalize an existing accessory structure requiring a variance for rear yard setbacks.





## Comments

### Planning

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

Staff comments concerning the application are as follows:

The subject property is located in the Clarkson - Lorne Park Neighbourhood Character Area and is designated Residential Low Density II. Section 9 of the Mississauga Official Plan (MOP) promotes development with appropriate urban form and site design, regulating that such development is compatible with the existing conditions, the surrounding context and the landscape of the character area. The structure is compatible with the surrounding area and does not pose any significant impact to the abutting properties.

The subject property is zoned RL-207, which is a Residential Large Lot exception zone. This exception zone stipulates a specific buildable area under Schedule RL-07 Map 09. Under the zoning by-law, the buildable area did not account for accessory structures, which are permitted as of right. The by-law restricts the buildable area to a setback of 7.5m. Accessory structures typically require a setback ranging from 0.61m to 1.20m depending on lot size and drainage or access requirements. The pergola proposes a setback of 2.44m (8.00ft), which exceeds the maximum required setbacks for accessory structures. As such, staff are of the opinion that the current variance is technical, required to facilitate the pergola outside of the buildable area.

Through discussion with Zoning staff, Planning staff have identified two variances to facilitate this proposal. Variance #1 pertains to the patio and #2 pertains to the pergola.

The general intent of this portion of the by-law is to ensure that an adequate buffer exists between the massing of the structures on adjoining properties, that maintenance can be performed on the structures and that appropriate drainage patterns can be maintained.

Regarding variance 1, because the patio has a height of 0.39m, the by-law classifies it as an accessory structure. Staff note that with the patio falling outside the established buildable envelope, a variance is required to permit the structure. The patio itself does not impact point of access or drainage pattern. Staff are of the opinion that the patio has no negative impact on the property or abutting neighbours. Furthermore, if the patio was shorter by 0.09m or approx. 4 inches, the patio would be permitted as of right, requiring no separate variance.

With the proposed pergola being open on all four sides, staff are of the opinion that there is a sufficient setback that will allow for the ability to perform any required maintenance on the structure or provide appropriate drainage patterns.

Lastly, Transportation and Works staff have raised on drainage concerns.

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

Notwithstanding the above, staff note that the existing pergola may be subject to a building permit.

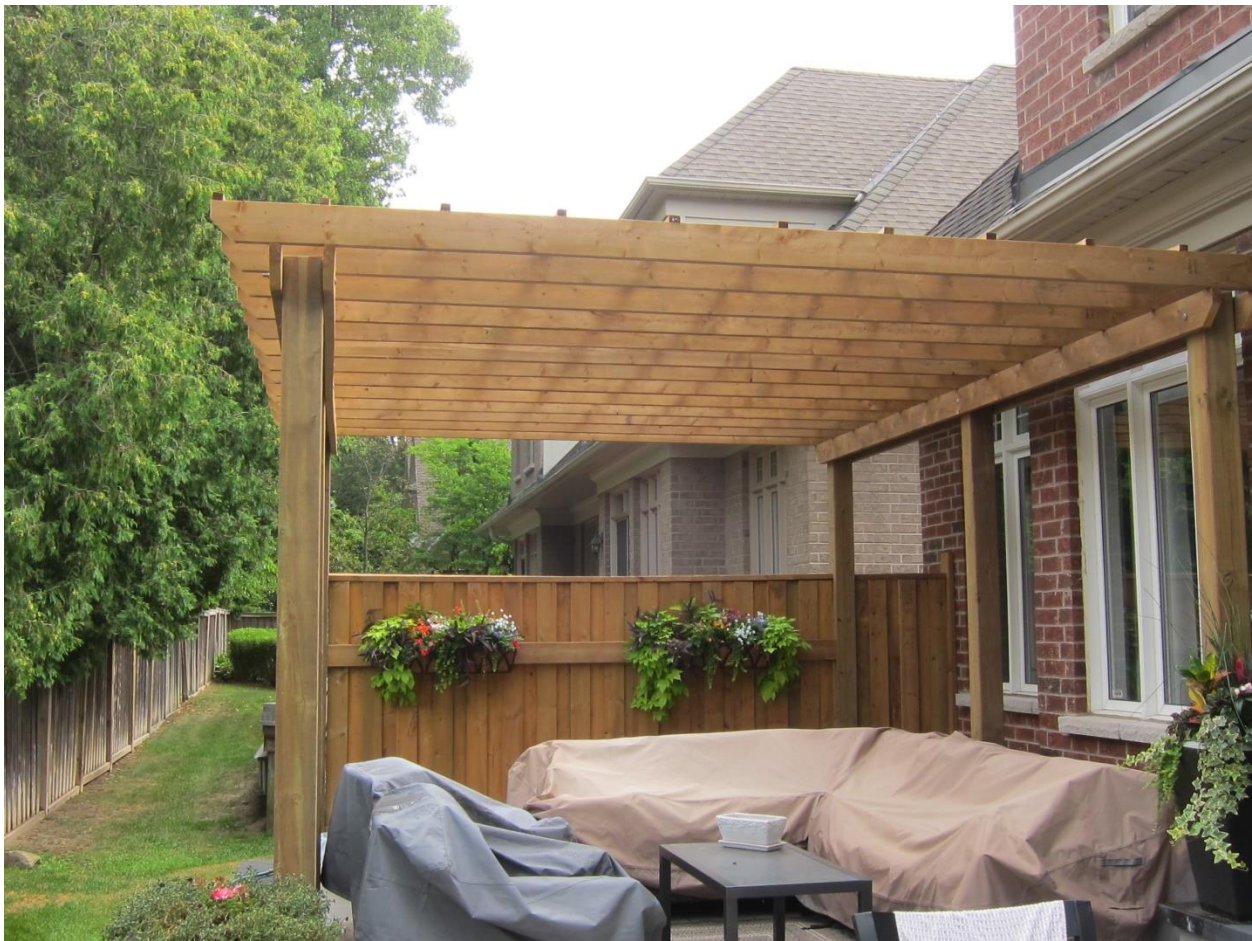
Comments Prepared by: Shivani Chopra, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

Enclosed are pictures of the structure in the rear yard. We have no drainage related concerns.

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 Removal Permit, written consent must be obtained by both parties.

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

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

Comments Prepared by: Jamie Meston, Landscape Technician

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

No comments or objections.

Comments Prepared by: Petrele Francois, Junior Planner

### **Appendix 5 – Metrolinx**

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

**GO/HEAVY RAIL – ADVISORY COMMENTS**

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

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

Comments Prepared by: Jenna Auger, Project Analyst



### **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 180 Burnhamthorpe Rd W, zoned CC2(2) - Downtown Core, 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 two high-rise towers proposing 68 indoor and 20 outdoor Class B Bicycle parking spaces whereas By-law 0225-2007, as amended, requires all 88 Class B Bicycle parking spaces to be located outdoors in this instance.

The Committee has set **Thursday, August 28, 2025 at 1:00 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

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# City of Mississauga

## Memorandum:

### City Department and Agency Comments

Date Finalized: 2025-08-21	File(s): A265.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:8/28/2025 1:00:00 PM

## Consolidated Recommendation

The city has no objections to the application. The applicant may wish to defer the application to ensure 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 two high-rise towers proposing 68 indoor and 20 outdoor Class B Bicycle parking spaces whereas By-law 0225-2007, as amended, requires all 88 Class B Bicycle parking spaces to be located outdoors in this instance.

## Background

**Property Address:** 180 Burnhamthorpe Rd W

### Mississauga Official Plan

Character Area: Downtown Core  
Designation: Downtown Mixed Use

### Zoning By-law 0225-2007

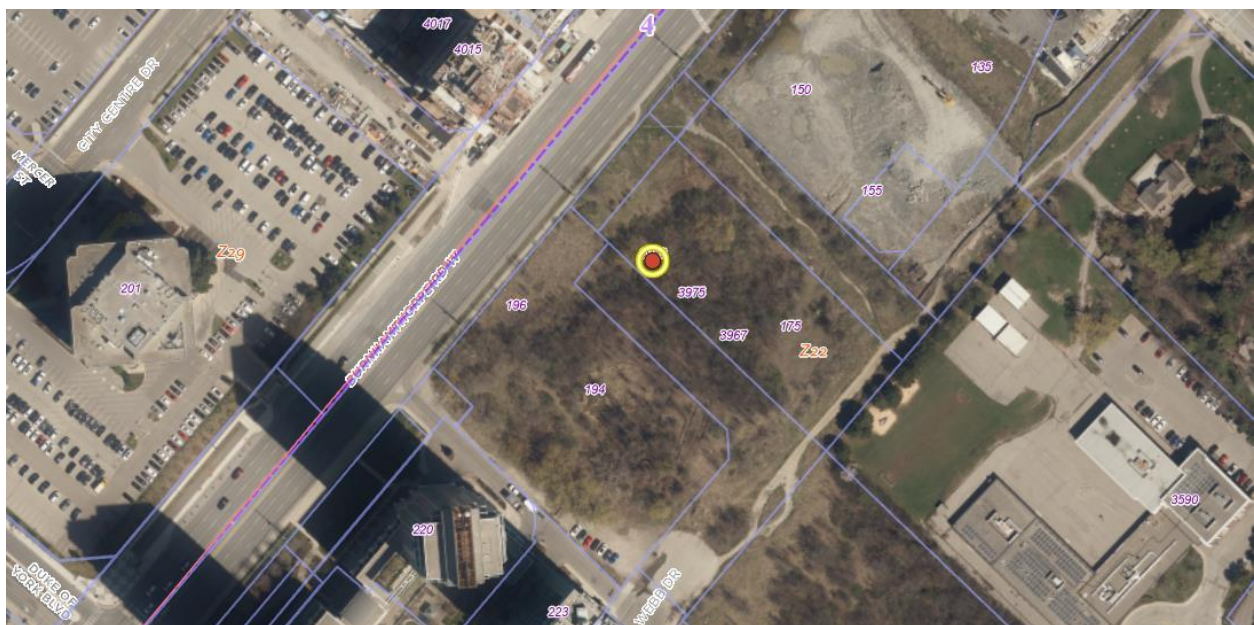
**Zoning:** CC2(2) - Downtown Core

**Other Applications:** SP 21-119

## Site and Area Context

The subject property is located south-west of the Burnhamthorpe Road West and Hurontario Street intersection in the Downtown Core Character Area. With the site currently vacant, the applicant is proposing to construct two mixed-use buildings being 40 and 60-storeys in height consisting of 1,063 dwelling units and office and retail space. The surrounding context includes a mix of uses, including commercial, residential and office uses, as well as a mix of built forms such as single detached dwellings and high-rise apartment units.

The proposal requires variances for indoor and outdoor bicycle parking spaces.



## 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:

Staff note a previous minor variance application for a new building was approved on August 15<sup>th</sup>, 2024 by the Committee of Adjustment for variances related to floorplate size, podium projection, glazing and retail activation unit depth. During the Building Permit review, review staff identified an additional required variance for bicycle parking.

Zoning staff comments below, are based on an existing Site Plan application that is currently under review. The Site Plan application will be updated pending the decision of the Committee. Zoning has not vetted the variances.

The subject property is located in the Downtown Core Character Area and is designated Downtown Mixed Use in Schedule 10 of the Mississauga Official Plan (MOP).

The sole variance requests the location of Class B bicycle parking spaces be permitted in both indoor and outdoor locations. The applicant proposes 34 Class B bicycle indoor parking spaces to be located on the P1 parking level in a location that is accessible to the public. The remaining 34 Class B bicycle indoor parking spaces would be located in P2 parking level with other residential bicycle parking. Planning staff are of the opinion that the indoor bicycle storage area permits the flexibility for bicycle parking spaces to be located within the building and sheltered from the elements, while still maintaining 20 outdoor bicycle parking spaces.

Planning staff are satisfied that the proposed indoor and outdoor bicycle parking area is in a sufficient location for the intended development. The proposal meets the general intent and purpose of the official plan and zoning by-law, is minor in nature and will not create negative impacts to the surrounding area.

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 the proposed development will be addressed through the Site Plan Approval Process (SP 21-119 W7).



Comments Prepared by: Tony Iacobucci, Development Engineering

## **Appendix 2 – Zoning Comments**

The Building Department is currently processing a Site Plan Application under file SP 21-119. Based on review of the information currently available in this permit application, the variances, as requested are not correct.

Staff note that the proposed development as reviewed under SP 21-119 requires 117 Class B Bicycle spaces whereas the applicant proposes zero Class B Bicycle spaces. Staff also note that the applicant's floor plans indicated 984 Class A spaces. If there are any proposed changes to these plans staff cannot confirm compliance without a resubmission of SP 21-119.

Comments Prepared by: Tage Crooks, Planner Zoning Examination



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

The property owner of 2210 Robin 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 a below grade entrance and circular driveway proposing:

1. An interior side yard setback of 0.99m (approx. 3.25ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 1.81m (approx. 5.94ft) in this instance;
2. A circular driveway on a lot with a frontage of 20.08m (approx. 65.88ft) whereas By-law 0225-2007, as amended, only permits a circular driveway on a lot with a minimum frontage of 22.50m (approx. 73.82ft) in this instance;
3. A circular driveway to cover more than 50% of the front yard whereas By-law 0225-2007, as amended, permits a circular driveway to cover a maximum of 50% of the front yard in this instance;
4. A combined width of the two points of access of a circular driveway of 9.90m (approx. 32.48ft) 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; and
5. A driveway width of 11.36m (approx. 37.27ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m (approx. 27.89ft) in this instance.

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

**Additional Information:**

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

**Committee of Adjustment Appeal Process:**

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





# City of Mississauga

## Memorandum:

### City Department and Agency Comments

Date Finalized: 2025-08-21	File(s): A452.24
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:8/28/2025 1:00:00 PM

## Consolidated Recommendation

The City has no objection to variance #1, as amended, however recommends that the rest of the variances be refused.

## Application Details

The applicant requests the Committee to approve a minor variance to allow a below grade entrance and circular driveway proposing:

1. An interior side yard setback of 0.99m (approx. 3.25ft) whereas By-law 0225-2007, as amended, requires a minimum interior side yard setback of 1.81m (approx. 5.94ft) in this instance;
2. A circular driveway on a lot with a frontage of 20.08m (approx. 65.88ft) whereas By-law 0225-2007, as amended, only permits a circular driveway on a lot with a minimum frontage of 22.50m (approx. 73.82ft) in this instance;
3. A circular driveway to cover more than 50% of the front yard whereas By-law 0225-2007, as amended, permits a circular driveway to cover a maximum of 50% of the front yard in this instance;
4. A combined width of the two points of access of a circular driveway of 9.90m (approx. 32.48ft) 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; and
5. A driveway width of 11.36m (approx. 37.27ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m (approx. 27.89ft) in this instance.

## Amendments

The Building Department is processing Building Permit application SEC UNIT 24-5444. Based on review of the information available in this application, Zoning staff advise that following amendments are required:

City Department and Agency Comments	File:A452.24	2025/08/21	2
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Amend Variance 1: A below grade stairwell setback of 0.99m (approx. 3.25ft) whereas By-law 0225-2007, as amended, requires a minimum below grade stairwell setback of 1.2m (approx. 3.93ft) in this instance.

Amend Variance 3: A circular driveway covering 58.8% of the front yard whereas By-law 0225-2007, as amended, permits a circular driveway to cover a maximum of 50% of the front yard in this instance.

Amend Variance 5: A driveway width of 12.68m (approx. 41.60ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m (approx. 27.89ft) in this instance.

## Background

**Property Address:** 2210 Robin Dr

### Mississauga Official Plan

Character Area: Sheridan Neighbourhood  
Designation: Residential Low Density II

### Zoning By-law 0225-2007

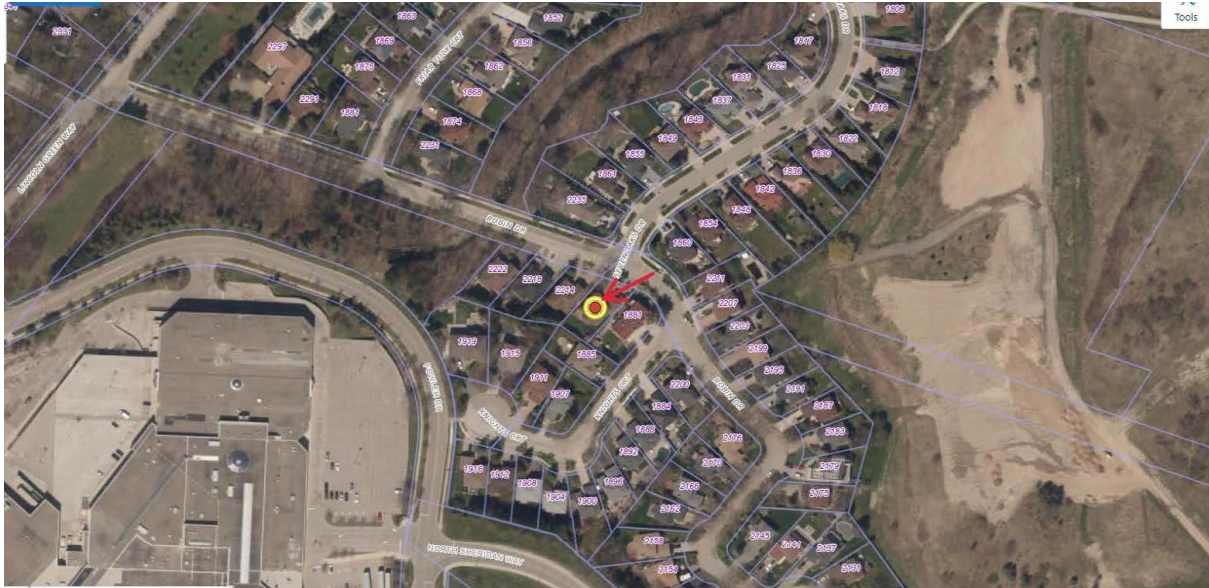
**Zoning:** RL - Residential

**Other Applications:** Building Permit application SEC UNIT 24-5444

### Site and Area Context

The subject property is located north of North Service Road and east of Erin Mills Parkway in the Sheridan neighbourhood. The subject lot contains a two-storey detached dwelling with an attached garage. Limited landscaping and vegetation elements are present. The surrounding area context is primarily residential, consisting of detached dwellings. The property is in close proximity to a commercial plaza.

The applicant is proposing a secondary unit requesting a variance for side yard setback to a below grade entrance and to legalize the existing driveway requesting variances for driveway width, the driveway coverage and lot frontage requirements to facilitate a circular driveway.



## Comments

### Planning

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

Staff comments concerning the application are as follows:

The subject property is located in the Sheridan Neighbourhood Character Area and is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan (MOP).

Staff note that the subject property was before the Committee of Adjustment on October 24, 2024, for a variance pertaining to side yard setback measured to the below grade stairwell. Staff had no objection to the proposal; however, the application was deferred to address the existing driveway and ensure all variances are captured.

Staff note that there is no change in the variance pertaining to the below grade stairwell and as such, staff comments remain the same regarding Variance #1.

The current application has additional variances to legalize the existing driveway. Variances #2 - #5 all pertain to an increase in the driveway width, the driveway coverage and lot frontage requirements to facilitate a circular driveway.

The subject lot does not have adequate frontage required for a circular driveway under the zoning by-law. Further, the current driveway exceeds the front yard coverage for hard surfacing. As a result the front yard has a minimal amenity area present which is a concern to staff specifically that the proposal represents significant paving in the front yard. Staff are of the opinion that the current driveway represents excessive hardscaping and can facilitate the parking of additional vehicles, contrary to the intent of the zoning by-law.

Staff are of the opinion that, as currently proposed, the driveway does not meet the general intent or purpose of the zoning by-law and is not minor in nature. Staff therefore recommend that the variances pertaining to the driveway be refused.

Comments Prepared by: Shivani Chopra, Committee of Adjustment Planner

## Appendices

### Appendix 1 – Transportation and Works Comments

Enclosed are pictures of the property. We advise that our Development Construction Section has been on site through the review of SEC UNIT-24/5444 and have no drainage concerns.

However, our Traffic Planning Section does not recommend permitting a second access point or 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

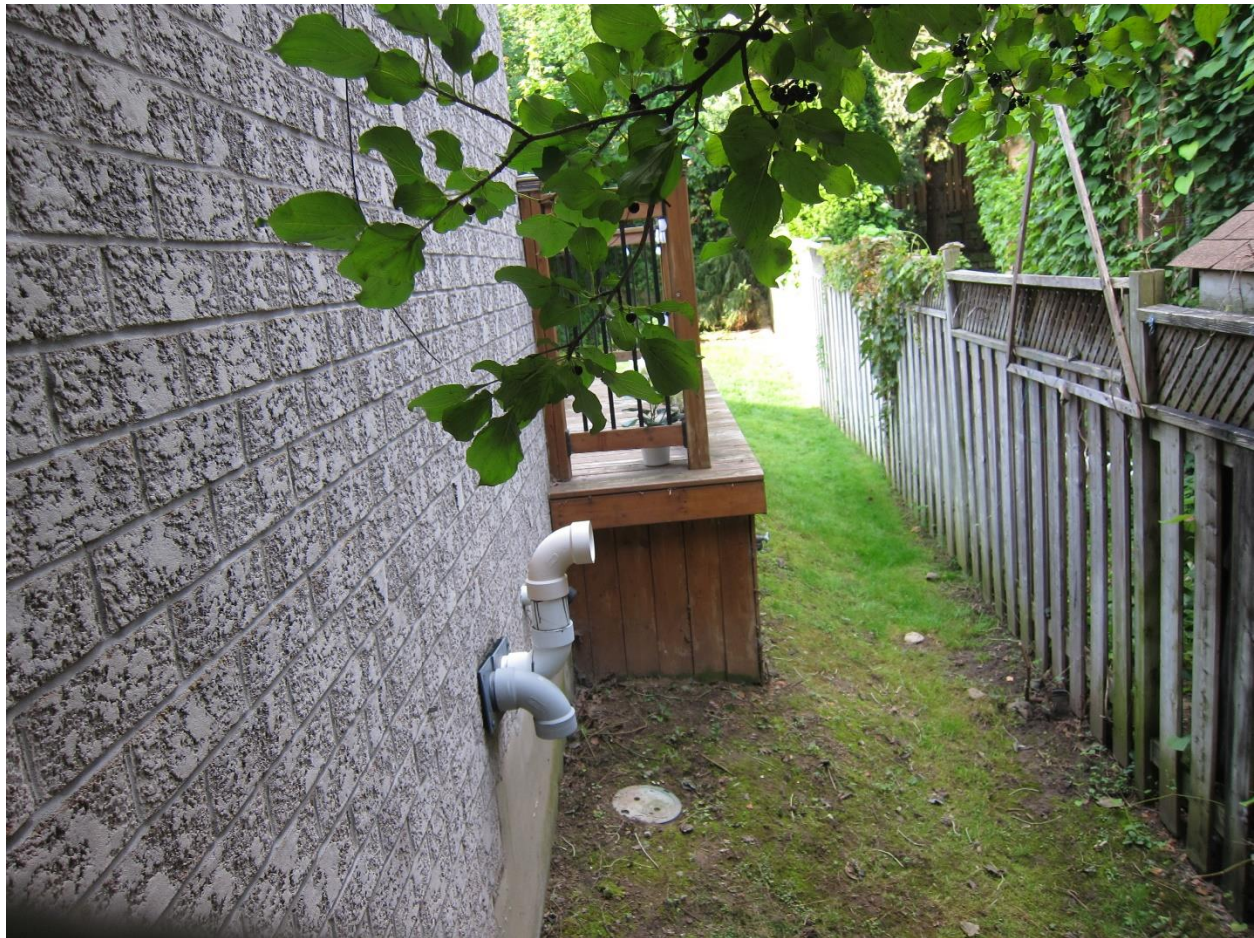




















## Appendix 2 – Zoning Comments

The Building Department is processing Building Permit application SEC UNIT 24-5444. Based on review of the information available in this application, we advise that following amendment is required:

Amend Variance 1: A below grade stairwell setback of 0.99m (approx. 3.25ft) whereas By-law 0225-2007, as amended, requires a minimum below grade stairwell setback of 1.2m (approx. 3.93ft) in this instance.

Amend Variance 3: A circular driveway covering 58.8% of the front yard whereas By-law 0225-2007, as amended, permits a circular driveway to cover a maximum of 50% of the front yard in this instance.



Amend Variance 5: A driveway width of 12.68m (approx. 41.60ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m (approx. 27.89ft) 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: Minan Song, Zoning Examiner

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

#### Forestry Comments

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

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

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

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

Comments Prepared by: Jamie Meston, Landscape Technician

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

#### **Minor Variance Application: A-24-452M / 2210 Robin Drive**

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

**Comments:**

- 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 by email at [siteplanservicing@peelregion.ca](mailto:siteplanservicing@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 [siteplanservicing@peelregion.ca](mailto:siteplanservicing@peelregion.ca).

Comments Prepared by:     Petrele Francois, Junior Planner



# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A69.25  
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 3138 Bonaventure Dr, zoned R3-69-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 gross floor area – infill residential of 341.10sq m (approx. 3,671.57sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area – infill residential of 266.13sq m (approx. 2,864.60sq ft) in this instance; and
2. A walkway width of 3.06m (approx. 10.04ft) whereas By-law 0225-2007, as amended, permits a maximum walkway width of 1.50m (approx. 4.92ft) in this instance.

The Committee has set **Thursday, August 28, 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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### Additional Information:

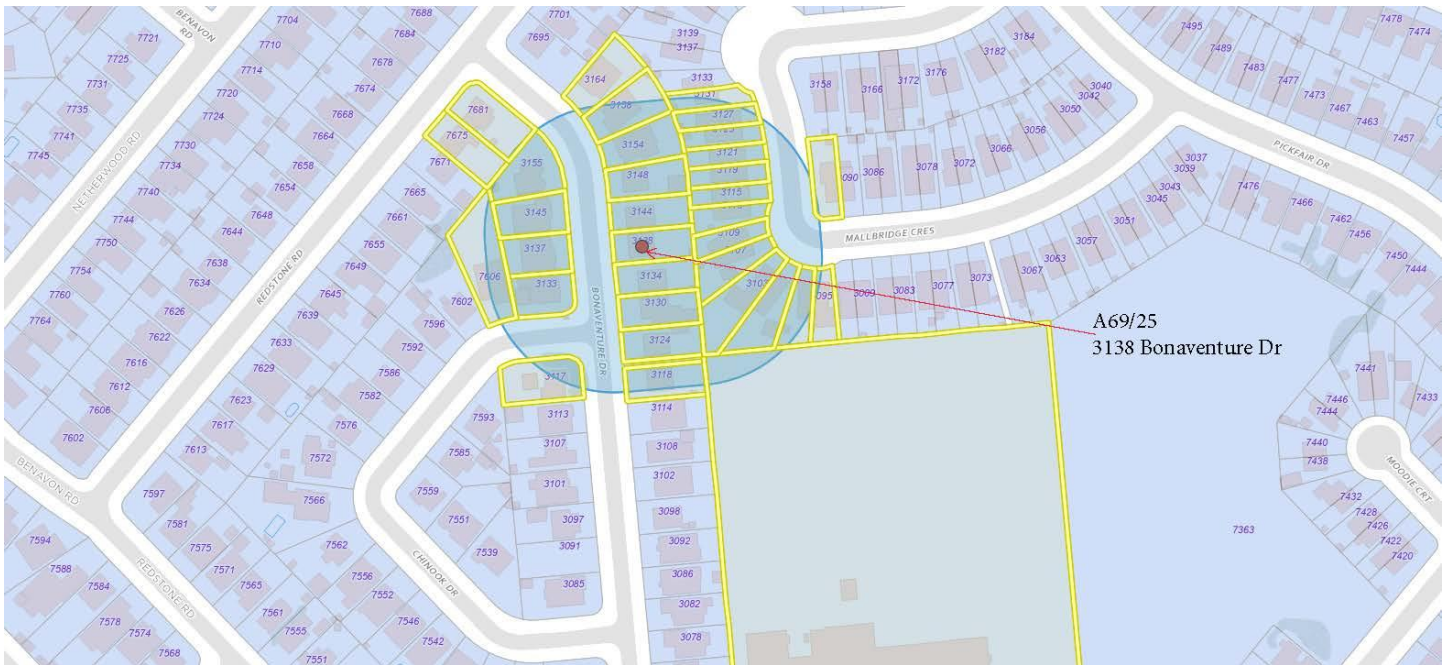
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### Legal notice:

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: 2025-08-21	File(s): A69.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:8/28/2025 1:00:00 PM

## Consolidated Recommendation

The City has no objection to variance #1, however, refuse variance #2. 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 gross floor area – infill residential of 341.10sq m (approx. 3,671.57sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area – infill residential of 266.13sq m (approx. 2,864.60sq ft) in this instance; and
2. A walkway width of 3.06m (approx. 10.04ft) whereas By-law 0225-2007, as amended, permits a maximum walkway width of 1.50m (approx. 4.92ft) in this instance.

## Background

**Property Address: 3138 Bonaventure Dr**

### Mississauga Official Plan

Character Area: Malton Neighbourhood  
Designation: Residential Low Density II

### Zoning By-law 0225-2007

**Zoning: R3-69-Residential**

**Other Applications: None**

The application previously came before the Committee of Adjustment on April 3<sup>rd</sup>, 2025. The application was deferred to allow the applicant an opportunity to complete a fulsome zoning review to ensure the correct variances were captured. Through the zoning review process,

based on the recent zone consolidation that passed on April 2<sup>nd</sup>, 2025, the dwelling and eave height variances are not longer required.

The site is located within the Malton Neighbourhood and is designated Residential Low Density II by the Mississauga Official Plan (MOP).

Staff note that the proposed GFA has increased by approximately 5m<sup>2</sup>, as there is negligible change in the proposal, staff comments remain the same. Staff are of the opinion that variance #1 is appropriate to be handled through the minor variance process and further that the application raises no concerns of a planning nature.

Based on the drawings provided, staff cannot support the proposed walkway width of 3.06 m (10.04 ft) because the proposed walkway can provide additional parking and vehicular movement. Staff note that the application previously before the Committee proposed a walkway width of 1.86 m (6.10 ft), which was more consistent with the regulation intent to define a pedestrian entryway and preventing vehicular access or parking.

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 Building Permit process.







Comments Prepared by: Tony Iacobucci, Development Engineering

## **Appendix 2 – Zoning Comments**

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

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

Comments Prepared by: 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](mailto:jamie.meston@mississauga.ca).

Comments Prepared by: Jamie Meston, Landscape Technician

## Appendix 4 – Region of Peel Comments

### Minor Variance Application: A-25-069M / 3138 Bonaventure Drive

Development Engineering: Brian Melnyk ([brian.melnik@peelregion.ca](mailto: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. Regional Site Servicing Connection approvals may be required prior to the local municipality issuing full building permit. All works associated with the servicing of this site will be at the applicant's expense. For more information, please contact Servicing Connections at (905) 791-7800 x7973 or by email at [servicingconnections@peelregion.ca](mailto:servicingconnections@peelregion.ca).
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals are required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections at (905) 791-7800 x7973 or by email at [servicingconnections@peelregion.ca](mailto:servicingconnections@peelregion.ca).

Comments Prepared by: Petrele Francois, Junior Planner

## Appendix 5- Conservation Authority Comments

TRCA staff have received the second circulation of the above noted application to allow the construction of a new dwelling proposing:

1. A gross floor area – infill residential of 341.10sq m (approx. 3,671.57sq ft) whereas By-law 0225-2007, as amended,

permits a maximum gross floor area – infill residential of 266.13sq m (approx. 2,864.60sq ft) in this instance; and

2. A walkway width of 3.06m (approx. 10.04ft) whereas By-law 0225-2007, as amended, permits a maximum walkway width of 1.50m (approx. 4.92ft) in this instance.

TRCA staff comments remain the same as the attached letter dated March 19, 2025. We thank the applicant for their payment of the TRCA planning review fee.

As noted, future driveway widening will require a TRCA permit.

Comments Prepared by: Mariana Janakovic, Planner



# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A103.25  
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 586 Exbury Cres, zoned R3-1 - 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 the construction of a new dwelling proposing:

1. A combined width of side yards of 2.97m (approx. 9.74ft) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 4.11m (approx. 13.48ft) in this instance;
2. A gross floor area – infill residential of 370.13sq m (approx. 3,984.05sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area – infill residential of 329.26sq m (approx. 3,544.13sq ft) in this instance; and
3. A height to flat roof (dormers) of 8.83m (approx. 28.97ft) whereas By-law 0225-2007, as amended, permits a maximum height to flat roof of 7.50m (approx. 24.61ft) in this instance.

The Committee has set **Thursday, August 28, 2025 at 1:00 PM** for the public hearing on this matter. The hearing will begin at the noted start time and items on the agenda are generally heard in the order shown. Minor variance applications are evaluated based on the four tests as set out by Section 45(1) of the Planning Act. For more information please see the "What is a minor variance" section of the Committee's webpage: <https://www.mississauga.ca/council/committees/committee-of-adjustment/>.

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# City of Mississauga

## Memorandum:

### City Department and Agency Comments

Date Finalized: 2025-08-21	File(s): A103.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:8/28/2025 1:00:00 PM

## Consolidated Recommendation

The City has no objections to the application. The applicant may wish to defer the application to ensure the accuracy of the requested variances and to determine if additional variances are required.

## Application Details

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

1. A combined width of side yards of 2.97m (approx. 9.74ft) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 4.11m (approx. 13.48ft) in this instance;
2. A gross floor area – infill residential of 370.13sq m (approx. 3,984.05sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area – infill residential of 329.26sq m (approx. 3,544.13sq ft) in this instance; and
3. A height to flat roof (dormers) of 8.83m (approx. 28.97ft) whereas By-law 0225-2007, as amended, permits a maximum height to flat roof of 7.50m (approx. 24.61ft) in this instance.

## Background

**Property Address:** 586 Exbury Cres

### Mississauga Official Plan

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

### Zoning By-law 0225-2007

**Zoning:** RL-9 - Residential

**Other Applications:** None

### Site and Area Context

The subject property is located within the Mineola Neighbourhood Character Area, south-west of the Cawthra Road and South Service Road intersection. The immediate neighbourhood is entirely residential consisting of one, one and half and two-storey detached dwellings, on lots with mature vegetation in the front yards. The subject property contains a one-storey detached dwelling with vegetation in the front yard. There are a mix of residential and commercial uses in the vicinity along South Service Road.

The applicant is proposing to construct a new dwelling requesting variances related to combined side yard setback, gross floor area (GFA) and dwelling dormer height.



This application previously came before the Committee of Adjustment on May 29<sup>th</sup>, 2025. The application was deferred to allow the applicant an opportunity to address Planning staff concerns regarding the proposed GFA.

The applicant has worked with Planning staff to redesign the dwelling and reduce the overall proposed GFA from 504.82m<sup>2</sup> (5,433.83ft<sup>2</sup>) to 370.13m<sup>2</sup> (approx. 3,984.04ft<sup>2</sup>). Additionally, the applicant has removed five variances, relating to second storey setbacks, eave heights and dwelling as they are no longer required based on the zoning by-law lot consolidation passed on April 2<sup>nd</sup>, 2025.

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

The subject property is designated Residential Low Density II on Schedule 10 of the Mississauga Official Plan (MOP). This designation only permits 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. Staff are satisfied that the proposal respects the designated land uses. Planning staff are of the opinion that the proposed built form of the detached dwelling is appropriate for the subject property given surrounding conditions and will not negatively impact the streetscape.

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

Variance #1 requests relief in the combined side yard width. Staff note that the proposed dwelling provides adequate individual setbacks for both the side yards and meets the individual side yard setback requirements under the zoning by-law. Staff are of the opinion that the dwelling maintains sufficient buffer between primary structures on neighboring properties. Further, through a review of the immediate neighborhood, staff are satisfied that the proposed setbacks are consistent with the setbacks found in the immediate area.

Variance #2 pertains to an increase in the gross floor area (GFA). The intent in restricting gross floor area is to maintain compatibility between existing and new dwellings and ensure the existing and planned character of a neighbourhood is preserved. Staff are satisfied that the proposed GFA is consistent with new detached dwellings in the immediate area and has limited impacts to both abutting properties and the streetscape. Staff note, that 10% of the proposed GFA is a result of the attached garage for the residential dwelling having a lot coverage of 27.3% which is within the permissions of the by-law. Staff also note that no variance has been requested for overall height, further mitigating any massing impacts.

Variances #3 pertains to a dwelling height. The intent in restricting height to the flat roof is to reduce the overall massing of a flat roof dwelling and minimize its negative impacts on the streetscape and neighbouring properties. Planning staff note the dwelling presents the roof line as a sloped roof from the streetscape and that the flat roof variance is technical due to the design of the roof. Under the sloped roof regulations, the subject lot would be permitted a maximum roof height of 10.70 m, whereas 10.66 m is proposed. Staff are of the opinion that the variance is technical in nature as the proposed dwelling meets the intent of the height regulation with the height being limited to two-storeys. Furthermore, staff note that the dwelling presents itself as a sloped roof dwelling reducing its visual impact. Staff are satisfied that the dwelling



maintains an appropriate height and does not negatively impact the streetscape and neighbouring properties in this instance.

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

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

Staff are satisfied that the proposal represents the appropriate development of the subject lands. The variances, both individually and cumulatively, are minor in nature and the proposal 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

As per our previous comments for the May 29, 2025 hearing date, 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 Removal Permit, written consent must be obtained by both parties.

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

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

Comments Prepared by: Jamie Meston, Landscape Technician

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

Development Engineering: Brian Melnyk ([brian.melnik@peelregion.ca](mailto: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](mailto:servicingconnections@peelregion.ca).
- Any changes to the underground water or sanitary sewer will require review by the Region of Peel. Site Servicing approvals are required prior to the local municipality issuing building permit. For more information, please contact Servicing Connections at (905) 791-7800 x7973 or by email at [servicingconnections@peelregion.ca](mailto:servicingconnections@peelregion.ca).
- All unutilized water and sanitary services shall be abandoned in accordance with Region of Peel design criteria. For more information, please contact Servicing Connections at (905) 791-7800 x7973 or by email at [servicingconnections@peelregion.ca](mailto:servicingconnections@peelregion.ca).

Comments Prepared by: Petrele Francois, Junior Planner



# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: A119.25  
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 592 Exbury Cres, zoned R3-1-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 the construction of a new dwelling proposing:

1. A combined width of side yards of 2.97m (approx. 9.74ft) whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 4.11m (approx. 13.48ft) in this instance;
2. A gross floor area – infill residential of 370.12sq m (approx. 3,984.05sq ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area – infill residential of 329.26sq m (approx. 3,544.13sq ft) in this instance; and
3. A height to flat roof (dormers) of 8.82m (approx. 28.94ft) whereas By-law 0225-2007, as amended, permits a maximum height to flat roof of 7.50m (approx. 24.61ft) in this instance.

The Committee has set **Thursday, August 28, 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, 2<sup>nd</sup> Floor. Advance registration is preferred if you wish to speak at the hearing in person. If you wish to make a presentation you must send your request to speak and your presentation (as an attachment) via email to [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca) by 4:30 PM on the Friday prior to the hearing. A document projector will also be available, if preferred.
- **Electronically (computer, tablet or smartphone):** Advance registration is required to speak virtually at the hearing. If you wish to make a presentation at the hearing you must send your request to speak and your presentation material (as an attachment) via email to [committee.adjustment@mississauga.ca](mailto:committee.adjustment@mississauga.ca) by 4:30 PM on the Friday prior to the hearing. If you have connection issues on the hearing date, please email [virtualmeeting.help@mississauga.ca](mailto:virtualmeeting.help@mississauga.ca).
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# City of Mississauga

## Memorandum:

## City Department and Agency Comments

Date Finalized: 2025-08-21	File(s): A119.25
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:8/28/2025 1:00:00 PM

## Consolidated Recommendation

The City has no objections to the application. The applicant may wish to defer the application to ensure the accuracy of the requested variances and to determine if additional variances are required.

## Application Details

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

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## Background

**Property Address: 592 Exbury Cres**

### Mississauga Official Plan

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

### Zoning By-law 0225-2007

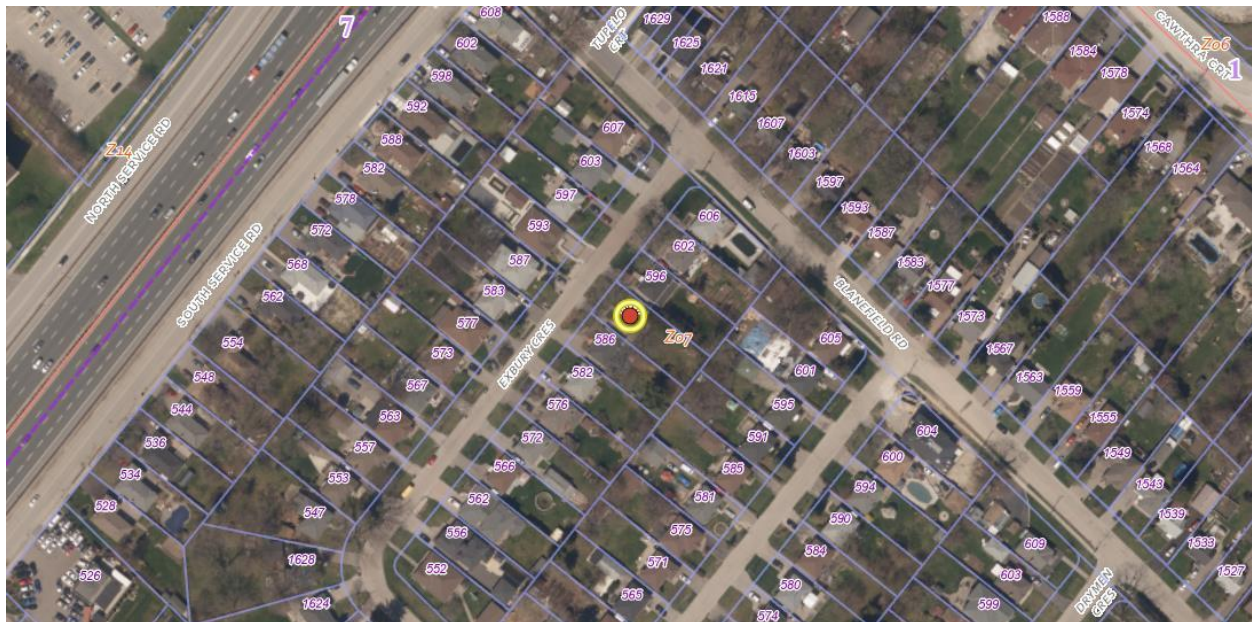
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## Comments

### 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 applicant has worked with Planning staff to redesign the dwelling and reduce the overall proposed GFA from 504.82m<sup>2</sup> (5,433.83ft<sup>2</sup>) to 370.12m<sup>2</sup> (approx. 3,984.04ft<sup>2</sup>). Additionally, the applicant has removed five variances, relating to second storey setbacks, eave heights and dwelling as they are no longer required based on the zoning by-law lot consolidation passed on April 2<sup>nd</sup>, 2025.

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

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Comments Prepared by: Sara Ukaj, Planning Associate

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Comments Prepared by: John Salvino, Development Engineering Technologist

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Comments Prepared by: Jamie Meston, Landscape Technician

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

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

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Comments Prepared by: Petrele Francois, Junior Planner